

**JOINT**  
**PUBLIC NOTICE**

**CHARLESTON DISTRICT, CORPS OF ENGINEERS**  
**69A Hagood Avenue**  
**Charleston, South Carolina 29403-5107**  
**and**

**THE S.C. DEPARTMENT OF HEALTH AND ENVIRONMENTAL CONTROL**  
**Office of Environmental Quality Control**  
**Water Quality Certification and Wetlands Programs Section**  
**2600 Bull Street**  
**Columbia, South Carolina 29201**

REGULATORY DIVISION  
Refer to: P/N # 2005-1X-082-C

March 18, 2005

Pursuant to Sections 401 and 404 of the Clean Water Act (33 U.S.C. 1344), and the South Carolina Coastal Zone Management Act (48-39-10 et.seq.) an application has been submitted to the Department of the Army and the S.C. Department of Health and Environmental Control by

**PLUM BRANCH, LLC**  
**C/O STOKES & COMPANY**  
**4315 PABLO OAKS COURT, SUITE 1**  
**JACKSONVILLE FLORDIA 32224**

for a permit to place fill material in waters of the United States in an unnamed tributary of

**STERITT SWAMP**

located at the terminus of Gardner Lacy Road, approximately 1.5 miles northeast of its intersection with U.S. Highway 501, Horry County, South Carolina (Latitude 33.79257, Longitude 78.95712)

In order to give all interested parties an opportunity to express their views

**NOTICE**

is hereby given that written statements regarding the proposed work will be received by both of the above mentioned offices until

**12 O'CLOCK NOON, MONDAY, April 18, 2005**

from those interested in the activity and whose interests may be affected by the proposed work.

The proposed work consists of placing fill material in 1.48 acres of jurisdictional wetlands and 2.34 acres of non-jurisdictional wetlands for the construction of roads and residential lots. In detail, 0.66 acres of jurisdictional wetlands will be filled for internal road and utility crossings and 0.82 acres of jurisdictional wetlands will be filled to provide an access road to the site within the 100' right-of-way that will be dedicated to Horry County for the expansion of the existing Gardner Lacy Road. In addition, 2.34 acres of non-jurisdictional wetlands will be filled for road construction, lot development, and drainage features. Mitigation for these impacts includes the creation of 0.03 acre of wetland and buffering and preserving the remaining 133.11 acres of jurisdictional and 6.81 acres of non-jurisdictional wetlands. The purpose of the project is to create a mixed-use residential development.

NOTE: Plans depicting the work described in this notice are available and will be provided, upon receipt of a

March 18, 2005

written request, to anyone that is interested in obtaining a copy of the plans for the specific project. The request must identify the project of interest by public notice number and a self-addressed stamped envelope must also be provided for mailing the drawings to you. Your request for drawings should be addressed to the

**U.S. Army Corps of Engineers  
ATTN: REGULATORY DIVISION  
69A Hagood Avenue  
Charleston, South Carolina 29403-5107.**

The District Engineer has concluded that the discharges associated with this project, both direct and indirect, should be reviewed by the South Carolina Department of Health and Environmental Control in accordance with provisions of Section 401 of the Clean Water Act. As such, this notice constitutes a request, on behalf of the applicant, for certification that this project will comply with applicable effluent limitations and water quality standards. The work shown on this application must also be certified as consistent with applicable provisions of the South Carolina Coastal Zone Management Act (15 CFR 930). The District Engineer will not process this application to a conclusion until such certifications are received. The applicant is hereby advised that supplemental information may be required by the State to facilitate the review. Persons wishing to comment or object to State certification must submit all comments in writing to the S.C. Department of Health and Environmental Control at the above address within thirty (30) days of the date of this notice.

This notice initiates the Essential Fish Habitat (EFH) consultation requirements of the Magnuson-Stevens Fishery Conservation and Management Act. Implementation of the proposed project would impact 3.82 acres of estuarine substrates and emergent wetlands utilized by various life stages of species comprising the red drum, shrimp, and snapper-grouper management complexes. Our initial determination is that the proposed action would not have a substantial individual or cumulative adverse impact on EFH or fisheries managed by the South Atlantic Fishery Management Council and the National Marine Fisheries Service (NMFS). Our final determination relative to project impacts and the need for mitigation measures is subject to review by and coordination with the NMFS.

The District Engineer has consulted the most recently available information and has determined that the project will have no effect on any Federally endangered, threatened, or proposed species and will not result in the destruction or adverse modification of designated or proposed critical habitat. This public notice serves as a request to the U.S. Fish and Wildlife Service and the National Marine Fisheries Service for any additional information they may have on whether any listed or proposed endangered or threatened species or designated or proposed critical habitat may be present in the area which would be affected by the activity, pursuant to Section 7(c) of the Endangered Species Act of 1973 (as amended).

The District Engineer has consulted the latest published version of the National Register of Historic Places for the presence or absence of registered properties, or properties listed as being eligible for inclusion therein, and this worksite is not included as a registered property or property listed as being eligible for inclusion in the Register. Consultation of the National Register constitutes the extent of cultural resource investigations by the District Engineer, and he is otherwise unaware of the presence of such resources. Presently unknown archaeological, scientific, prehistorical, or historical data may be lost or destroyed by the work to be accomplished under the requested permit.

Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider this application. Requests for a public hearing shall state, with particularity, the reasons for holding a public hearing.

The decision whether to issue a permit will be based on an evaluation of the probable impact including cumulative impacts of the activity on the public interest and will include application of the guidelines promulgated by the Administrator, Environmental Protection Agency (EPA), under authority of Section 404(b) of the Clean

March 18, 2005

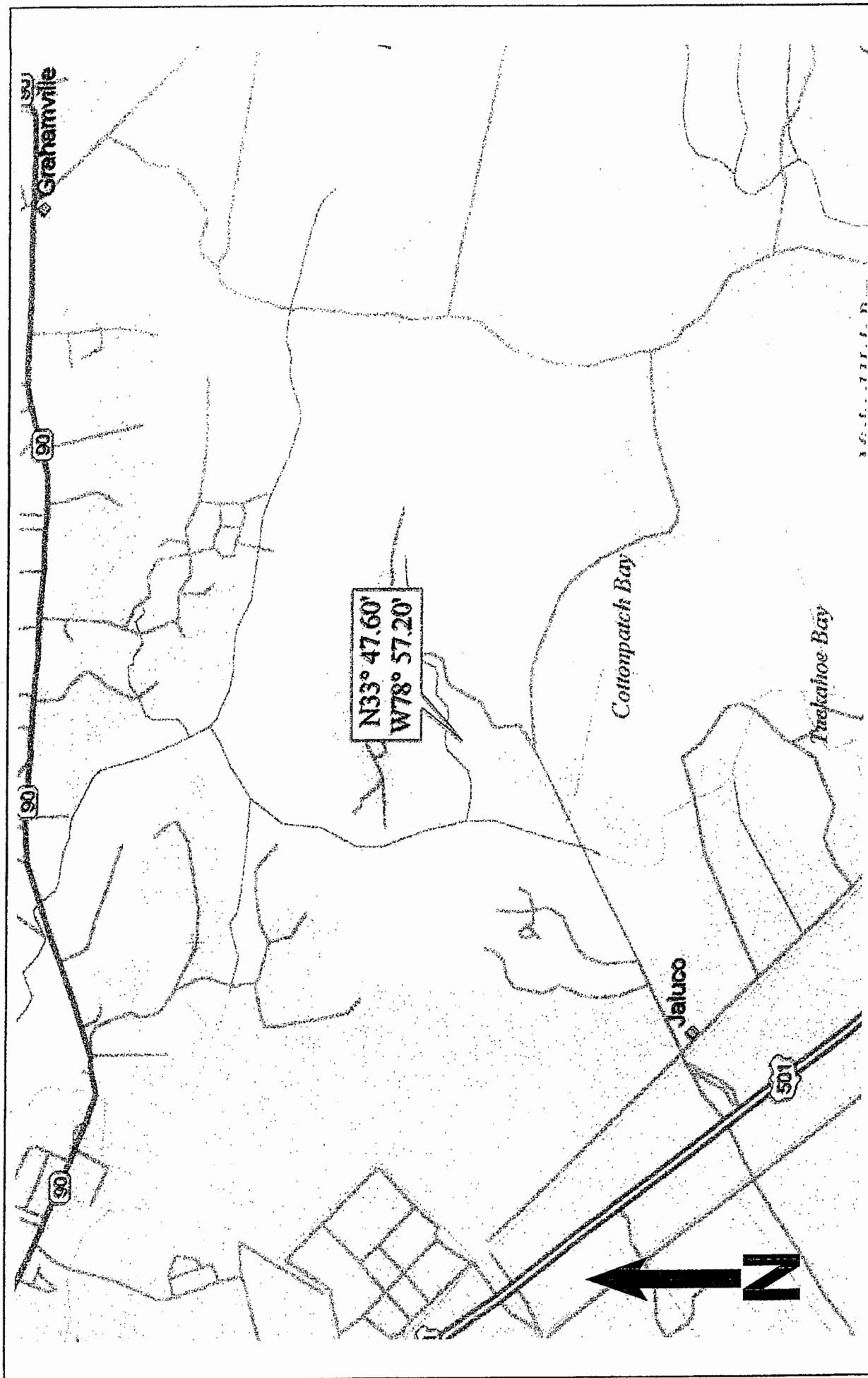
Water Act and, as appropriate, the criteria established under authority of Section 102 of the Marine Protection, Research and Sanctuaries Act of 1972, as amended. That decision will reflect the national concern for both protection and utilization of important resources. The benefit which reasonably may be expected to accrue from the project must be balanced against its reasonably foreseeable detriments. All factors which may be relevant to the project will be considered including the cumulative effects thereof; among those are conservation, economics, aesthetics, general environmental concerns, wetlands, historic properties, fish and wildlife values, flood hazards, flood plain values, land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production and, in general, the needs and welfare of the people. A permit will be granted unless the District Engineer determines that it would be contrary to the public interest. In cases of conflicting property rights, the Corps of Engineers cannot undertake to adjudicate rival claims.

The Corps of Engineers is soliciting comments from the public; Federal, state, and local agencies and officials; Indian Tribes; and other interested parties in order to consider and evaluate the impacts of this activity. Any comments received will be considered by the Corps of Engineers to determine whether to issue, modify, condition or deny a permit for this project. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the activity.

If there are any questions concerning this public notice, please contact me at 843-329-8044 or toll free at 1-866-329-8187.



Elizabeth Jackson  
Project Manager  
Regulatory Division  
U.S. Army Corps of Engineers

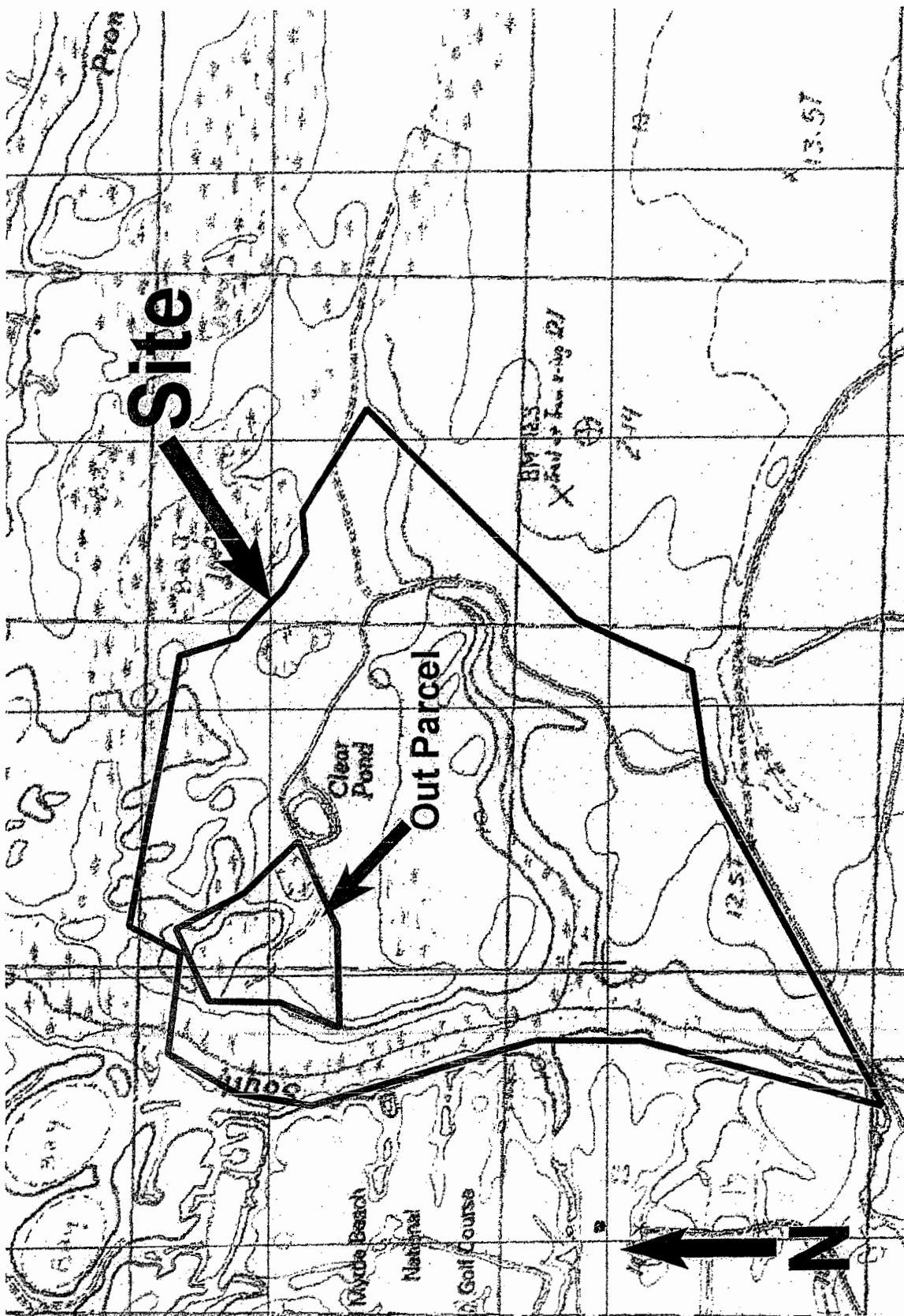


Coastal Science Associates, Inc.  
P.O. Box 11687  
Columbia, SC 29211  
Tel. (803)-256-3081  
Fax (803)-256-7475



Myrtle Beach National Properties, Inc. Tract, 580± acre site. Myrtle Beach, Horry County, South Carolina. Site location map.

Date: July 2003  
App. scale: 1"=3000'  
Figure 1



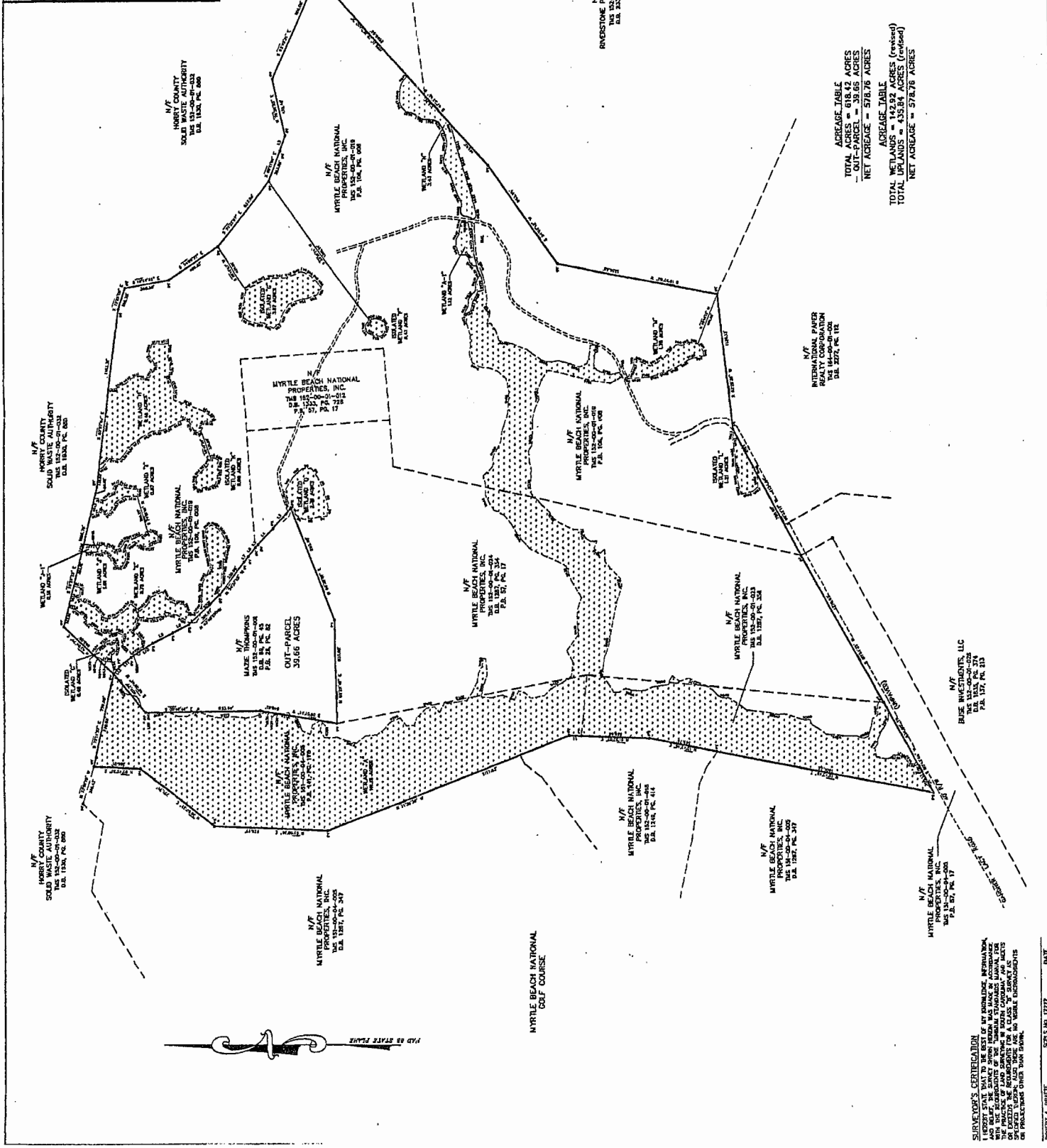
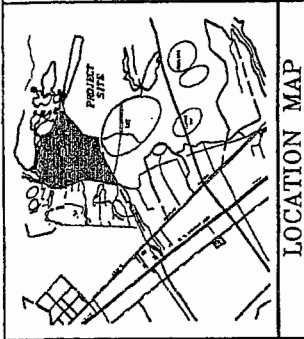
Coastal Science Associates, Inc.  
P.O. Box 11687  
Columbia, SC 29211  
Tel. (803)-266-3951  
Fax (803)-266-7476



Myrtle Beach National Properties, Inc. Tract, 580± acre site. Myrtle Beach, Horry County, South Carolina. USGS Topographic map indicating the approximate site boundaries.

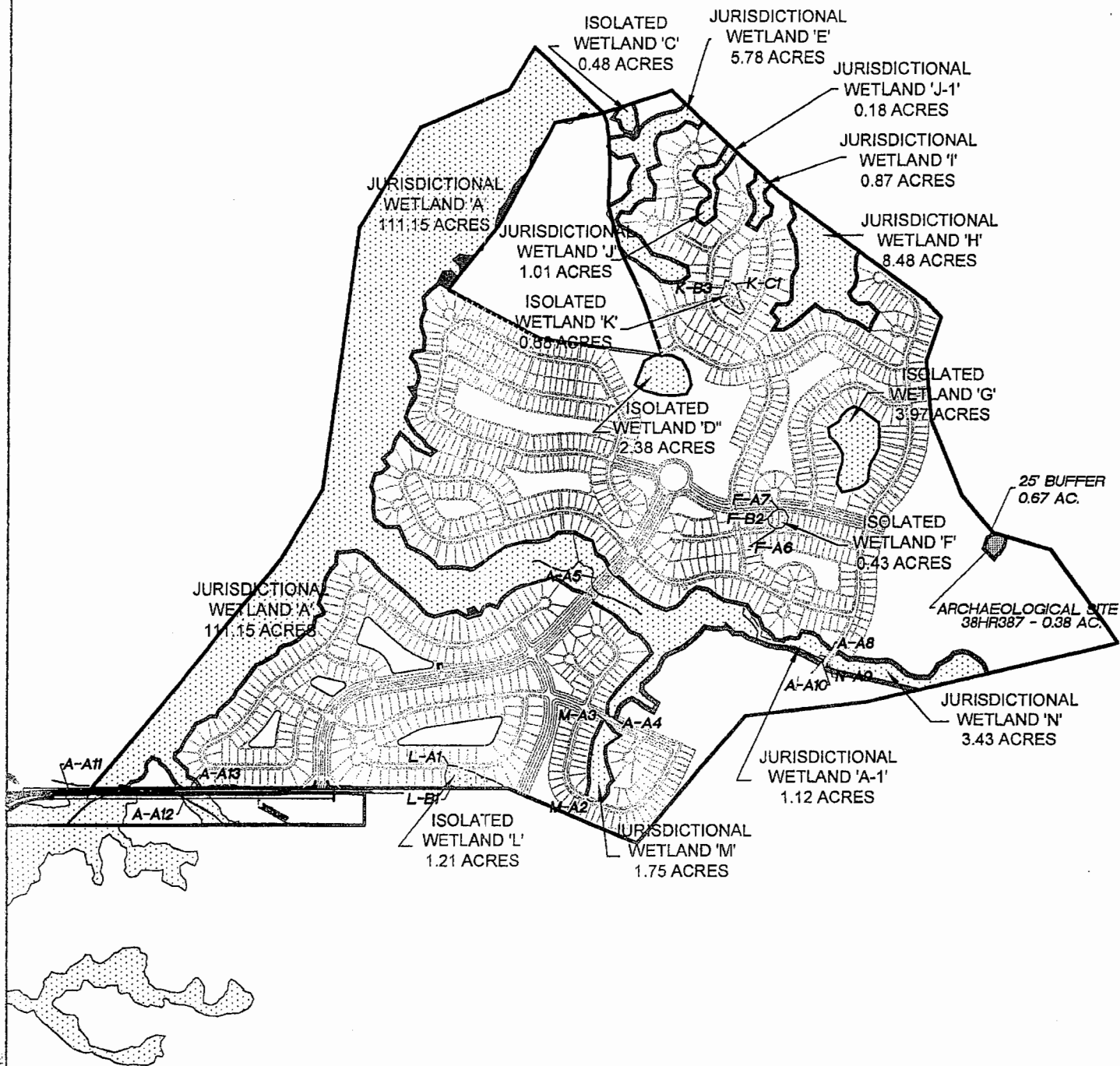
Date: July 2003  
App. scale: 1" = 1250'  
Figure 2

2005-1X-082 2 of 38



2005-11-082 3 of 38

NOTE: THIS DRAWING IS FOR PERMITTING PURPOSES ONLY AND IS NOT TO BE USED FOR CONSTRUCTION.



USACOE PN: 2005 IX 082

Clear Pond at  
Myrtle Beach National  
Regulatory Permit

WETLAND &  
ARCHAEOLOGICAL  
SITE MAP

PURPOSE: RESIDENTIAL DEVELOPMENT

COUNTY: HORRY  
STATE: SOUTH CAROLINA

SHEET 1 OF 29 30 of 37

DDC PN: 04.04550E

SCALE: N.T.S.

ORIGINAL DATE: FEBRUARY 21, 2005  
REVISED DATE:

APPLICANT: PLUM BRANCH, LLC

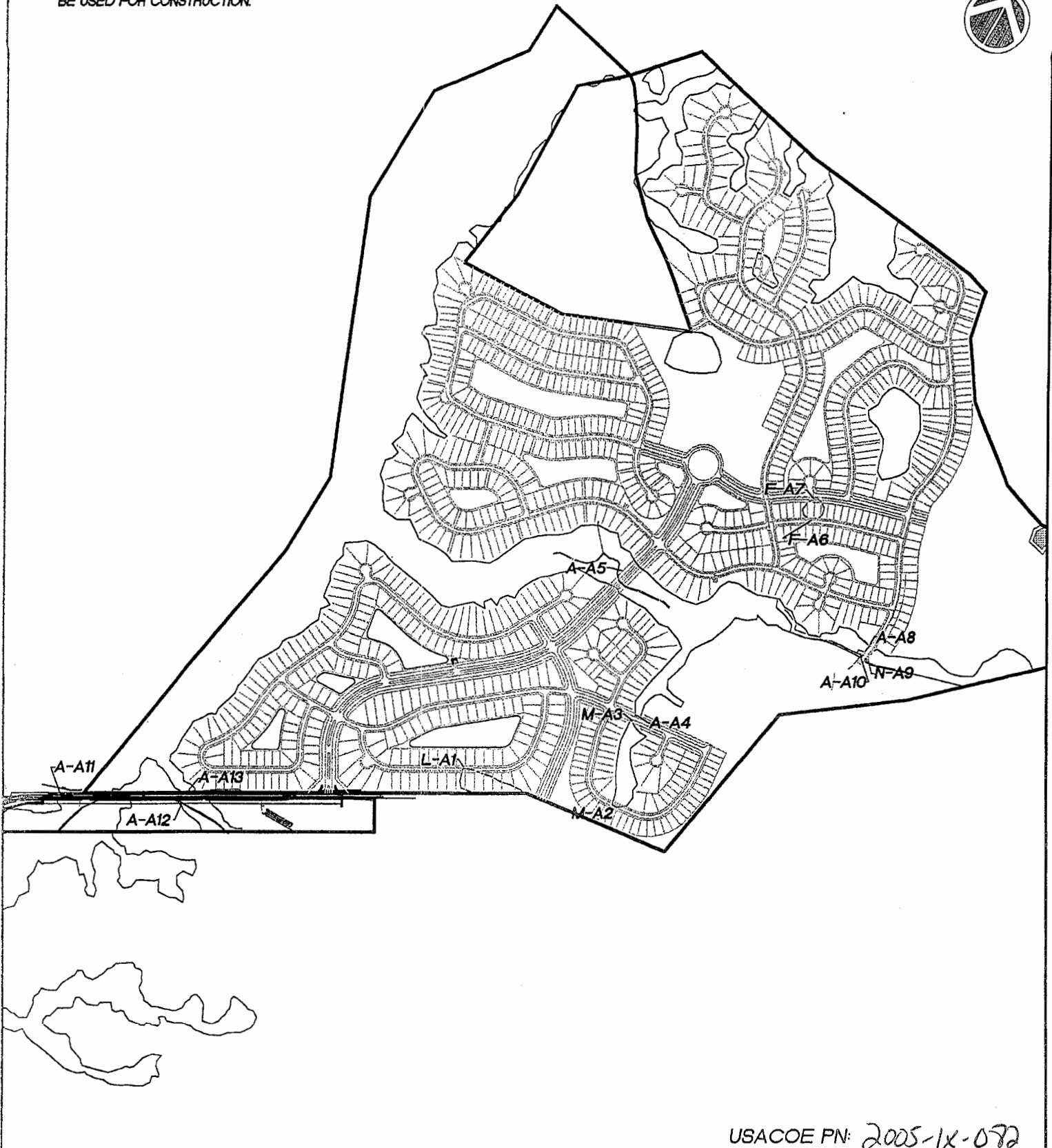
DDC




Consulting Engineers, Surveyors, Planners,  
Landscape Architects & Environmentalists  
1298 Professional Dr., Myrtle Beach, SC 29577  
Phone: (843) 692 3200 Fax: (843) 692 3210



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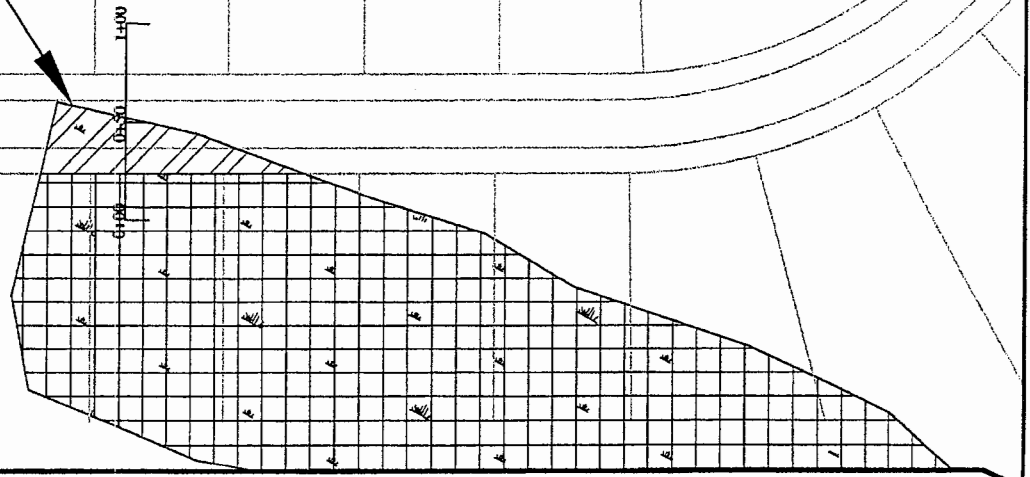


USACOE PN: 2005-IX-072

|  |  |   |
|--|--|---|
| <p>Clear Pond at<br/>Myrtle Beach National<br/>Regulatory Permit</p>                   | <p>ROAD CROSSING<br/>AND<br/>UTILITY IMPACTS</p>                                 | <p>PURPOSE: RESIDENTIAL DEVELOPMENT</p> <p>COUNTY: HORRY<br/>STATE: SOUTH CAROLINA</p>  |
| <p>SHEET 2 OF 29 4 of 38</p> <p>ORIGINAL DATE: FEBRUARY 21, 2005<br/>REVISED DATE:</p> | <p>DDC PN: 04.04550E      SCALE: 1"=1000'</p> <p>APPLICANT: PLUM BRANCH, LLC</p> | <p><b>DDC</b></p> <p></p> <p>Consulting Engineers, Surveyors, Planners,<br/>Landscape Architects &amp; Environmentalists<br/>1298 Professional Dr., Myrtle Beach, SC 29577<br/>Phone: (843) 692 3200 Fax: (843) 692 3210</p> |



*L-A1*  
*0.06 Ac.*



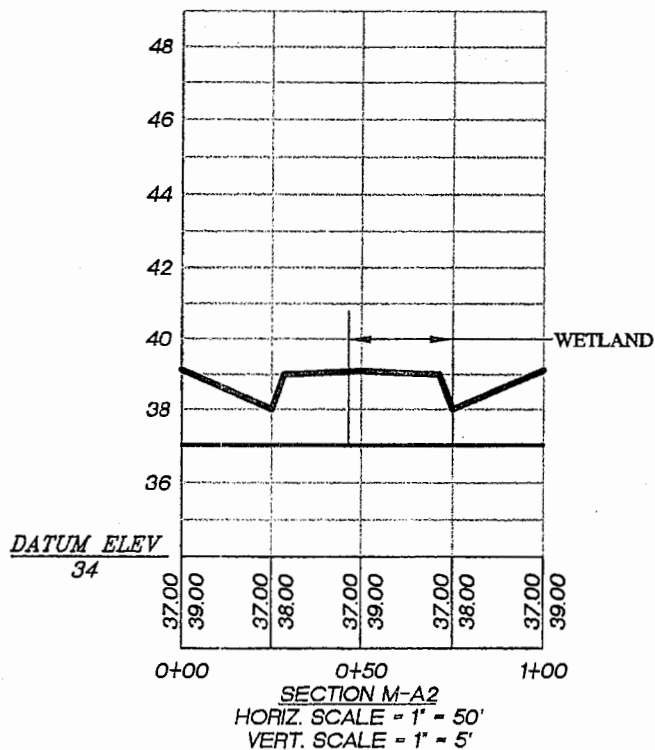
USACOE PN: 2005-1X-082

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Landscape Architects & Environmentalists  
1298 Professional Dr., Myrtle Beach, SC 29577  
Phone: (843) 692 3200 Fax: (843) 692 3210

NOTE: THIS DRAWING IS FOR PERMITTING PURPOSES ONLY AND IS NOT TO BE USED FOR CONSTRUCTION.

**M-A2**  
0.04 Ac.

PLAN VIEW: 1" = 100'



USACOE PN: 2005-1X-082

Clear Pond at  
Myrtle Beach National  
Regulatory Permit

ON SITE  
ROAD CROSSING &  
UTILITY IMPACTS  
M-A2

PURPOSE: RESIDENTIAL DEVELOPMENT

COUNTY: HORRY  
STATE: SOUTH CAROLINA

SHEET 4 OF 29 6 of 38

DDC PN: 04.04550E

SCALE: AS SHOWN

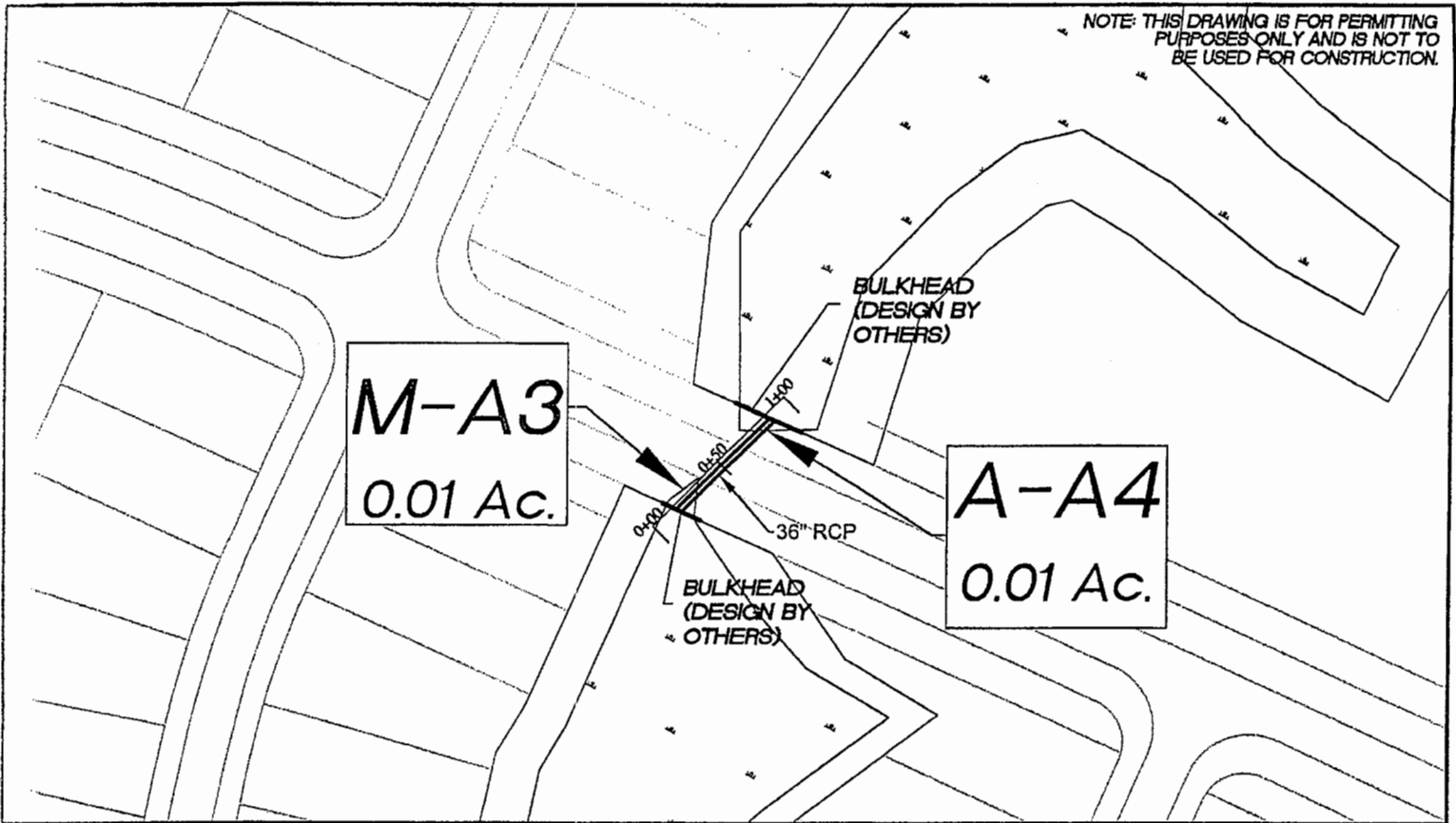
ORIGINAL DATE: FEBRUARY 21, 2005  
REVISED DATE:

APPLICANT: PLUM BRANCH, LLC

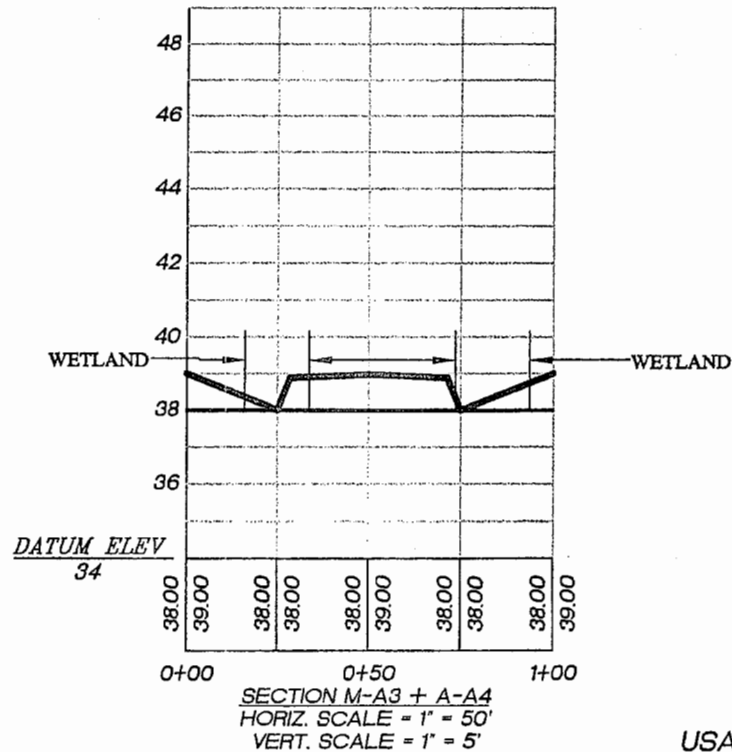


Consulting Engineers, Surveyors, Planners,  
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1298 Professional Dr., Myrtle Beach, SC 29577  
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NOTE: THIS DRAWING IS FOR PERMITTING PURPOSES ONLY AND IS NOT TO BE USED FOR CONSTRUCTION.



PLAN VIEW: 1" = 100'



USACOE PN: 2005-1X-082

|   |  |                 |  |
|---|--|-----------------|--|
| Clear Pond at<br>Myrtle Beach National<br>Regulatory Permit | ON SITE<br>ROAD CROSSING &<br>UTILITY IMPACTS<br>M-A3 & A-A4 |                 | PURPOSE: RESIDENTIAL DEVELOPMENT<br><br>COUNTY: HORRY<br>STATE: SOUTH CAROLINA   |
| SHEET 5 OF 29 7 of 39                                       | DDC PN: 04.04550E  | SCALE: AS SHOWN |  <p>Consulting Engineers, Surveyors, Planners,<br/>Landscape Architects &amp; Environmentalists<br/>1298 Professional Dr., Myrtle Beach, SC 29577<br/>Phone: (843) 692 3200 Fax: (843) 692 3210</p> |
| ORIGINAL DATE: FEBRUARY 21, 2005<br>REVISED DATE:           | APPLICANT: PLUM BRANCH, LLC                                  |                 |  |

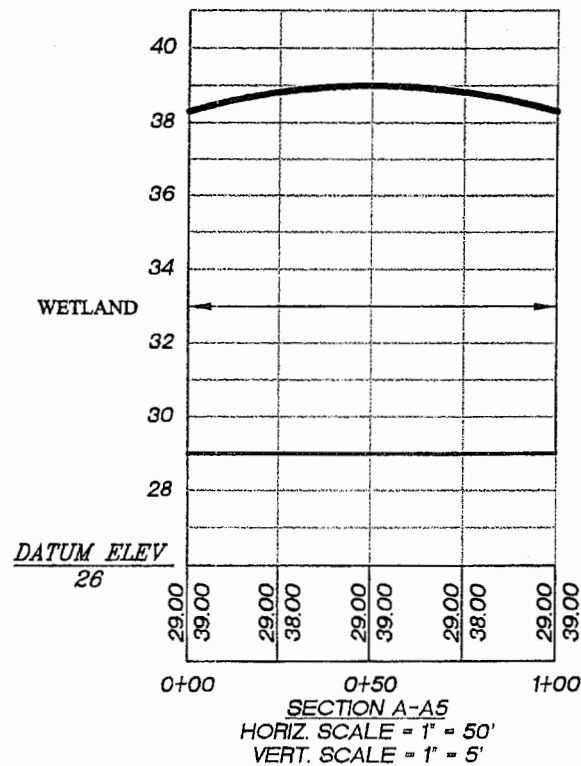
NOTE: THIS DRAWING IS FOR PERMITTING PURPOSES ONLY AND IS NOT TO BE USED FOR CONSTRUCTION.

**A-A5**  
0.57 Ac.

BULKHEAD  
(DESIGN BY  
OTHERS)

36" RCP

PLAN VIEW: 1" = 100'



USACOE PN: 2005-1X-082

Clear Pond at  
Myrtle Beach National  
Regulatory Permit

ON SITE  
ROAD CROSSING +  
UTILITY IMPACTS  
A-A5

PURPOSE: RESIDENTIAL DEVELOPMENT

COUNTY: HORRY  
STATE: SOUTH CAROLINA

SHEET 6 OF 29 8 of 38

DDC PN: 04.04550E

SCALE: AS SHOWN

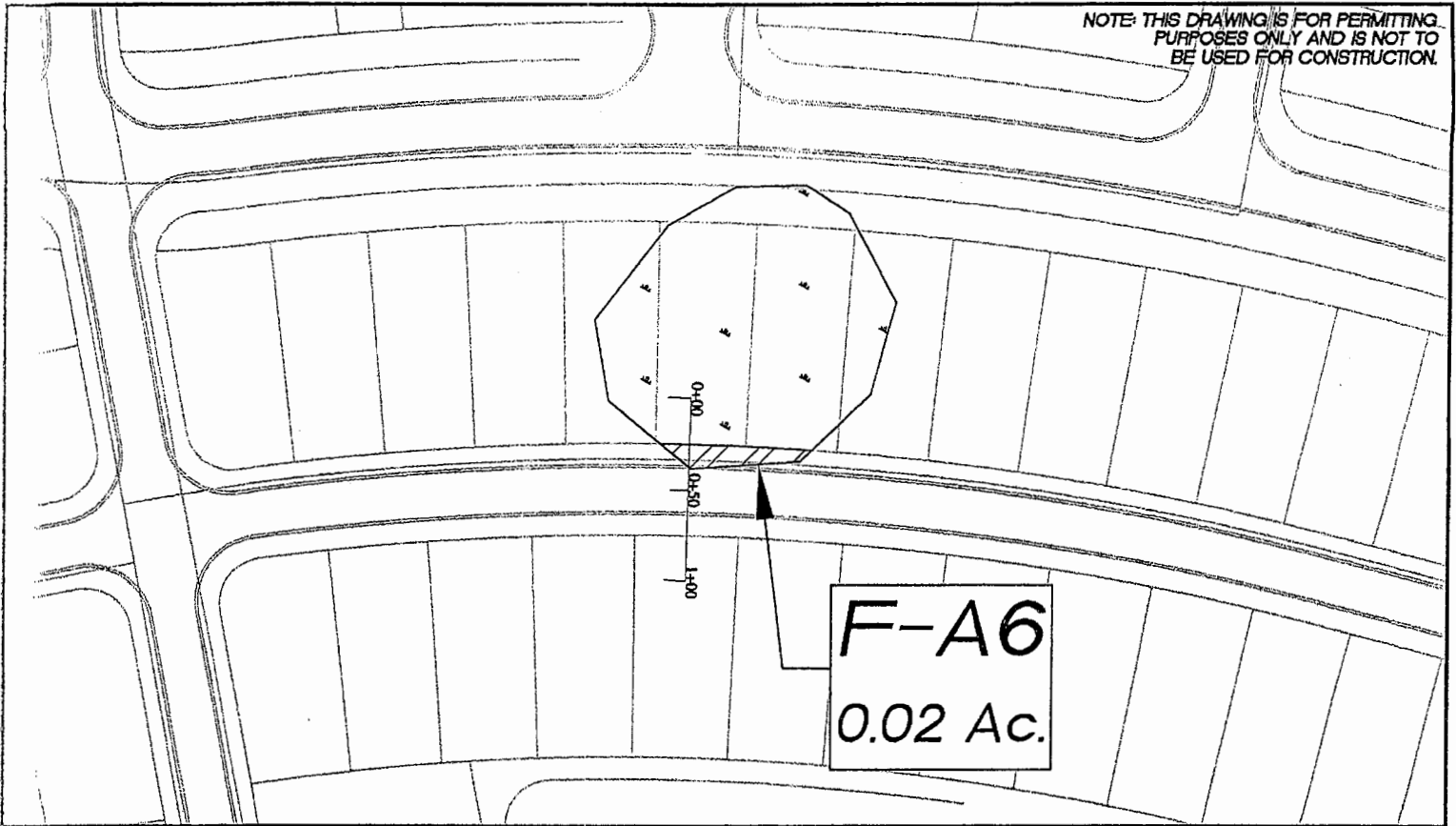
ORIGINAL DATE: FEBRUARY 21, 2005  
REVISED DATE:

APPLICANT: PLUM BRANCH, LLC

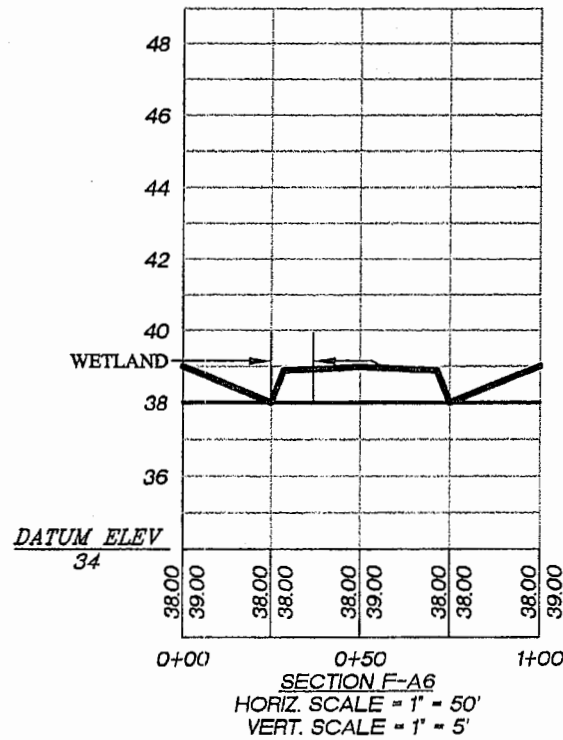


Consulting Engineers, Surveyors, Planners,  
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PLAN VIEW: 1" = 100'



USACOE PN: 2005-18-082

Clear Pond at  
Myrtle Beach National  
Regulatory Permit

ON SITE  
ROAD CROSSING &  
UTILITY IMPACTS  
F-A6

PURPOSE: RESIDENTIAL DEVELOPMENT

COUNTY: HORRY  
STATE: SOUTH CAROLINA

SHEET 2 OF 29 9 of 38

DDC PN: 04.04550E

SCALE: AS SHOWN

ORIGINAL DATE: FEBRUARY 21, 2005  
REVISED DATE:

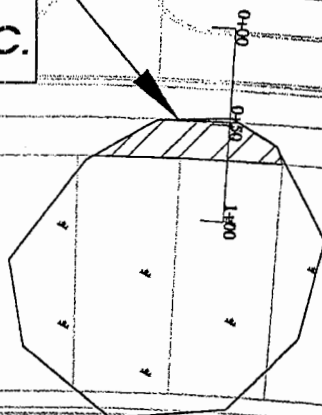
APPLICANT: PLUM BRANCH, LLC



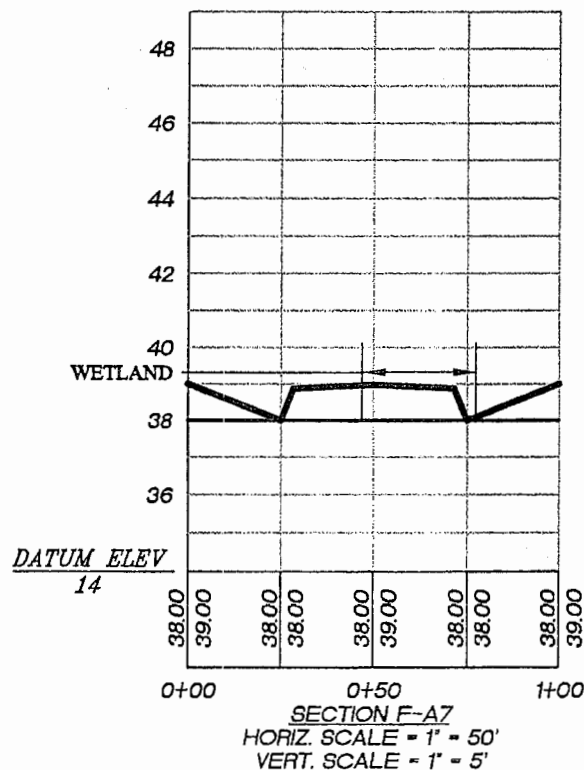
Consulting Engineers, Surveyors, Planners,  
Landscape Architects & Environmentalists  
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NOTE: THIS DRAWING IS FOR PERMITTING PURPOSES ONLY AND IS NOT TO BE USED FOR CONSTRUCTION.

**F-A7**  
0.03 Ac.



PLAN VIEW: 1" = 100'



USACOE PN: 2005-18-082

Clear Pond at  
Myrtle Beach National  
Regulatory Permit

ON SITE  
ROAD CROSSING &  
UTILITY IMPACTS  
F-A7

PURPOSE: RESIDENTIAL DEVELOPMENT

COUNTY: HORRY  
STATE: SOUTH CAROLINA

SHEET 8 OF 29 10 of 38

DDC PN: 04.04550E

SCALE: AS SHOWN

ORIGINAL DATE: FEBRUARY 21, 2005  
REVISED DATE:

APPLICANT: PLUM BRANCH, LLC

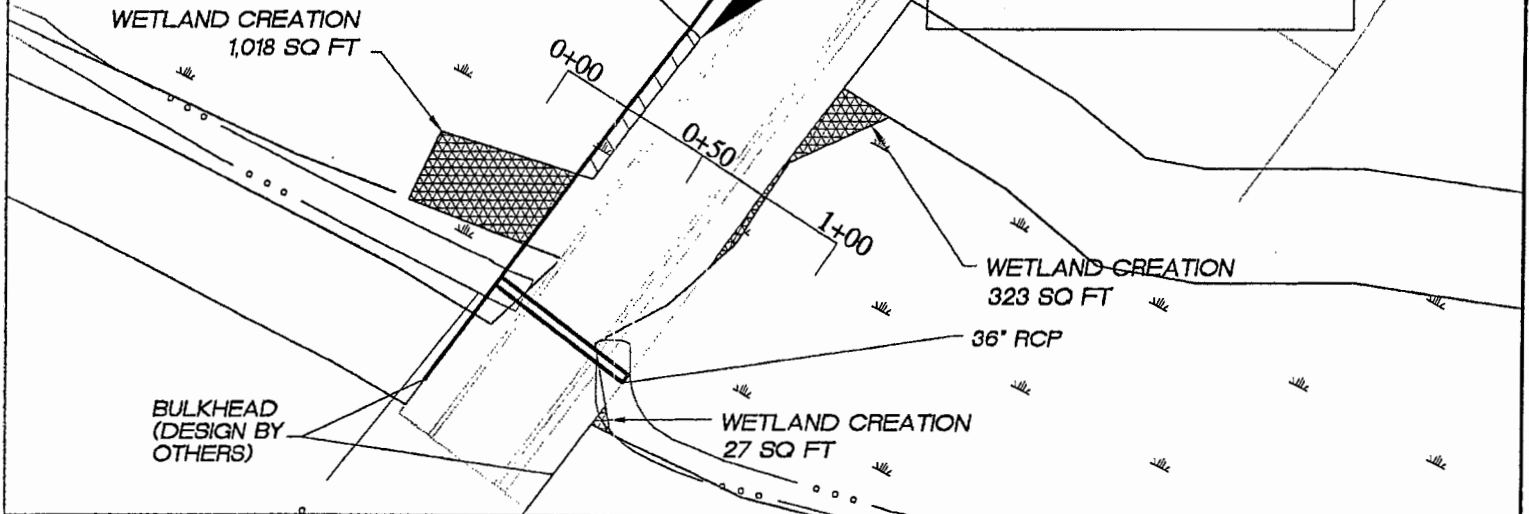


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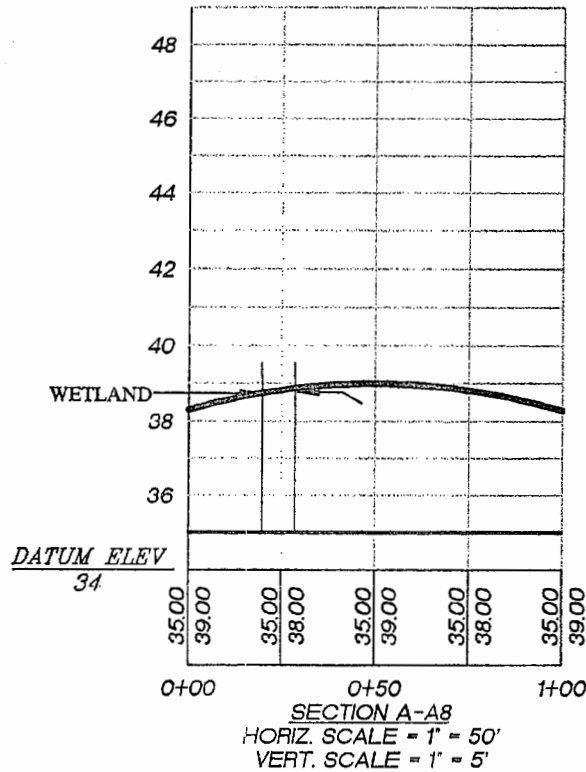
NOTE: THIS DRAWING IS FOR PERMITTING PURPOSES ONLY AND IS NOT TO BE USED FOR CONSTRUCTION.

# A-A8

## 0.01 Ac.



PLAN VIEW: 1" = 60'



USACOE PN: 2005-1X-082

Clear Pond at  
Myrtle Beach National  
Regulatory Permit

ON SITE  
ROAD CROSSING &  
UTILITY IMPACTS  
A-A8

PURPOSE: RESIDENTIAL DEVELOPMENT

COUNTY: HORRY  
STATE: SOUTH CAROLINA

SHEET 9 OF 29 11 of 38

DDC PN: 04.04550E

SCALE: AS SHOWN

ORIGINAL DATE: FEBRUARY 21, 2005  
REVISED DATE:

APPLICANT: PLUM BRANCH, LLC

DDC



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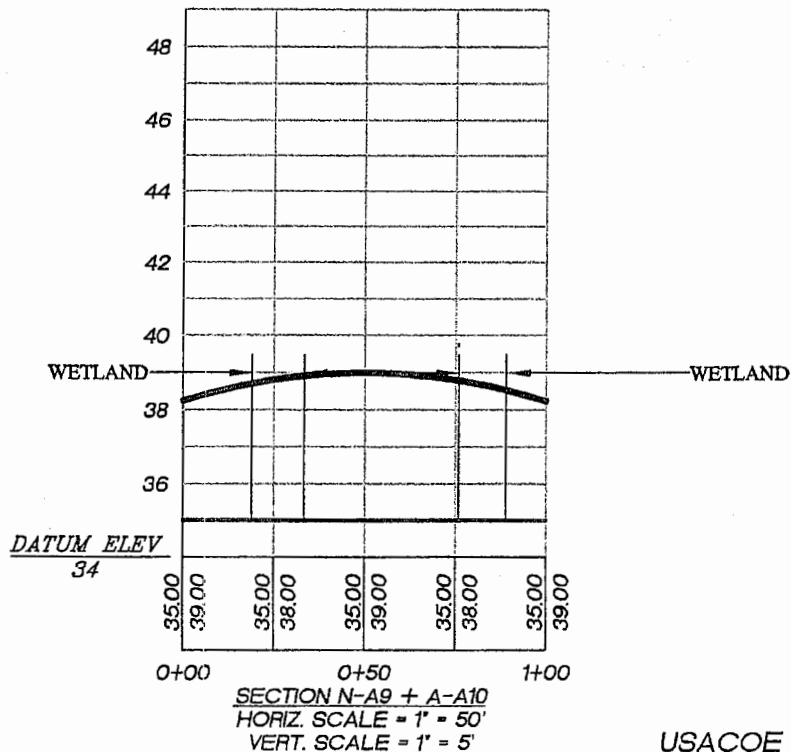
NOTE: THIS DRAWING IS FOR PERMITTING PURPOSES ONLY AND IS NOT TO BE USED FOR CONSTRUCTION.

BULKHEAD  
(DESIGN BY  
OTHERS)

**A-A10**  
0.01 Ac.

**N-A9**  
0.01 Ac.

PLAN VIEW: 1" = 60'



USACOE PN: 2005-18-082

Clear Pond at  
Myrtle Beach National  
Regulatory Permit

ON SITE  
ROAD CROSSING &  
UTILITY IMPACTS  
N-A9, & A-A10

PURPOSE: RESIDENTIAL DEVELOPMENT

COUNTY: HORRY  
STATE: SOUTH CAROLINA

SHEET 12 OF 29 12 of 38

DDC PN: 04.04550E

SCALE: AS SHOWN

ORIGINAL DATE: FEBRUARY 21, 2005  
REVISED DATE:

APPLICANT: PLUM BRANCH, LLC



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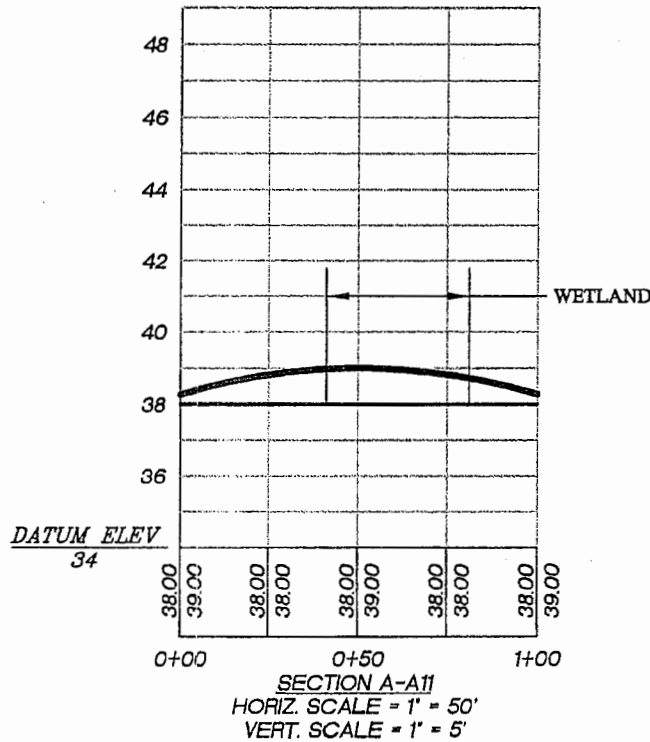
NOTE: THIS DRAWING IS FOR PERMITTING PURPOSES ONLY AND IS NOT TO BE USED FOR CONSTRUCTION.

A-A11  
0.56 Ac.

GARDNER - LACY ROAD (40' PRIVATE R/W)

2 Ea. 4' HT X 6' WT  
BOX CULVERTS

PLAN VIEW: 1" = 100'



USACOE PN: 2005-18-082

Clear Pond at  
Myrtle Beach National  
Regulatory Permit

OFF SITE  
ROAD CROSSING &  
UTILITY IMPACTS  
A-A11

PURPOSE: RESIDENTIAL DEVELOPMENT

COUNTY: HORRY  
STATE: SOUTH CAROLINA

SHEET 11 OF 29 13 of 38

DDC PN: 04.04550E

SCALE: AS SHOWN

ORIGINAL DATE: FEBRUARY 21, 2005  
REVISED DATE:

APPLICANT: PLUM BRANCH, LLC



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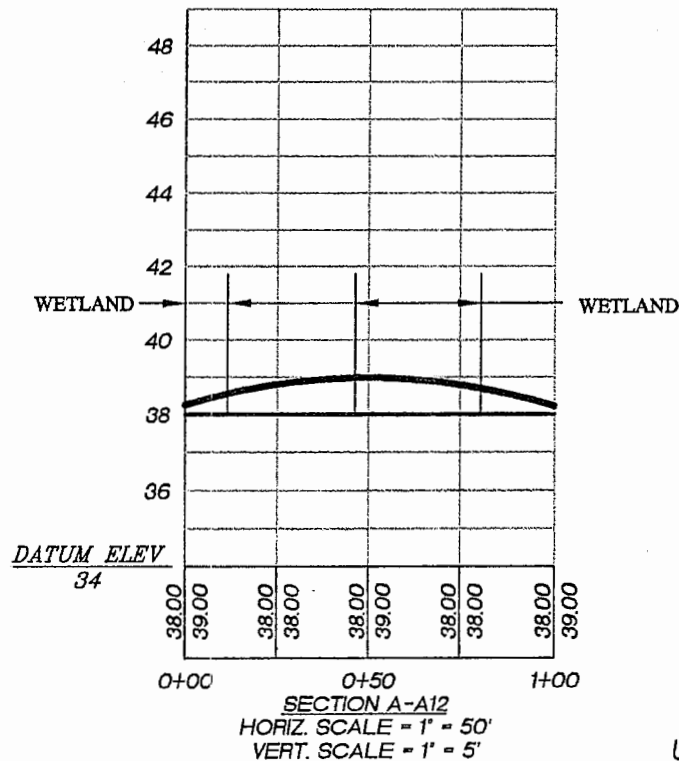
A-A13

0.01 Ac.

A-A12

0.25 Ac.

PLAN VIEW: 1" = 100'



USACOE PN: 2005-18-082

Clear Pond at  
Myrtle Beach National  
Regulatory Permit

OFF SITE  
ROAD CROSSING &  
UTILITY IMPACTS  
A-A12 & A-A13

PURPOSE: RESIDENTIAL DEVELOPMENT

COUNTY: HORRY  
STATE: SOUTH CAROLINA

SHEET 12 OF 29 14 of 38

DDC PN: 04.04550E

SCALE: AS SHOWN

ORIGINAL DATE: FEBRUARY 21, 2005  
REVISED DATE:

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K-B3

F-B2

L-B1



USACOE PN: 2005-18-082

Clear Pond at  
Myrtle Beach National  
Regulatory Permit

GRADING  
IMPACTS

PURPOSE: RESIDENTIAL DEVELOPMENT

COUNTY: HORRY  
STATE: SOUTH CAROLINA

SHEET 13 OF 29 15 of 38

DDC PN: 04.04550E

SCALE: 1"=600'

ORIGINAL DATE: FEBRUARY 21, 2005  
REVISED DATE:

APPLICANT: PLUM BRANCH, LLC

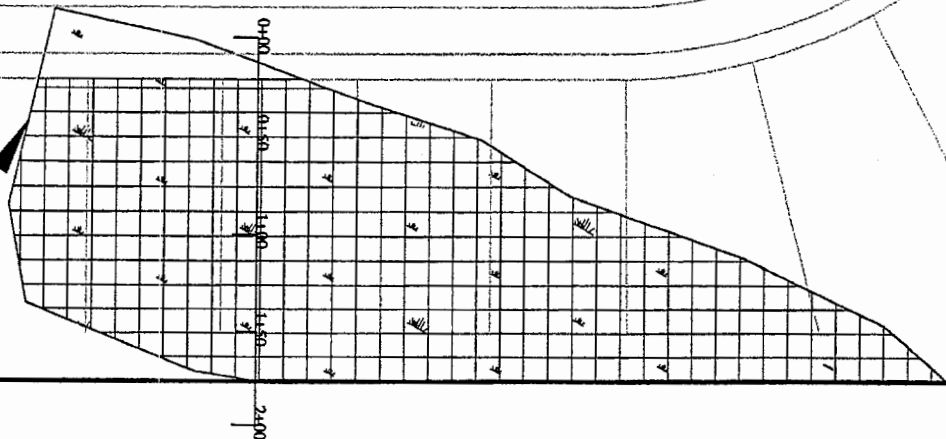
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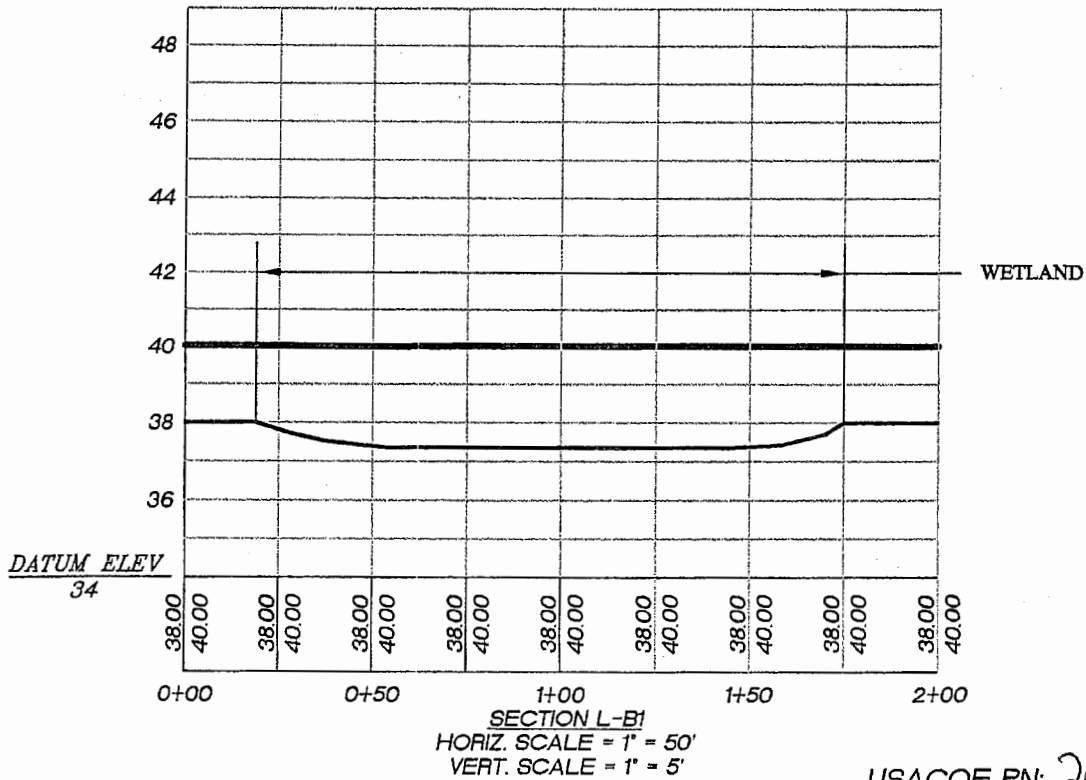
Consulting Engineers, Surveyors, Planners,  
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1298 Professional Dr., Myrtle Beach, SC 29577  
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**L-B1**  
1.14 Ac.



PLAN VIEW: 1" = 100'



USACOE PN: 2005-18082

Clear Pond at  
Myrtle Beach National  
Regulatory Permit

GRADING IMPACT  
L-B1

PURPOSE: RESIDENTIAL DEVELOPMENT

COUNTY: HORRY  
STATE: SOUTH CAROLINA

SHEET 14 OF 29 16 of 38

DDC PN: 04.04550E

SCALE: AS SHOWN

ORIGINAL DATE: FEBRUARY 21, 2005  
REVISED DATE:

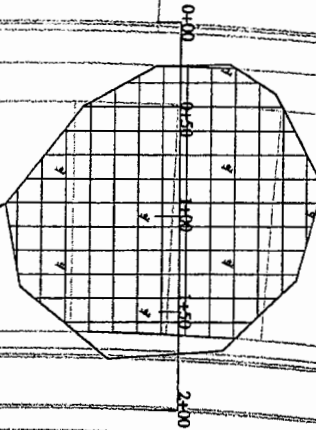
APPLICANT: PLUM BRANCH, LLC



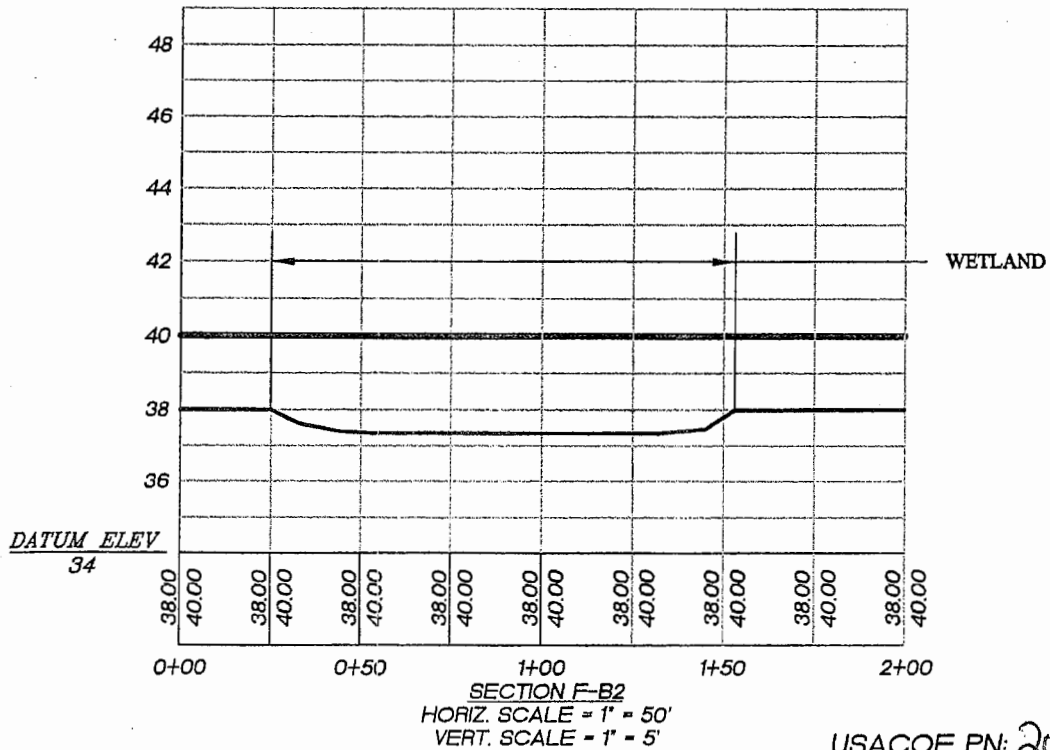
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**F-B2**  
0.41 Ac.



PLAN VIEW: 1" = 100'



USACOE PN: 2005-18082

Clear Pond at  
Myrtle Beach National  
Regulatory Permit

GRADING IMPACT  
F-B2

PURPOSE: RESIDENTIAL DEVELOPMENT

COUNTY: HORRY  
STATE: SOUTH CAROLINA

SHEET 15 OF 29 17 of 30

DDC PN: 04.04550E

SCALE: AS SHOWN

ORIGINAL DATE: FEBRUARY 21, 2005  
REVISED DATE:

APPLICANT: PLUM BRANCH, LLC



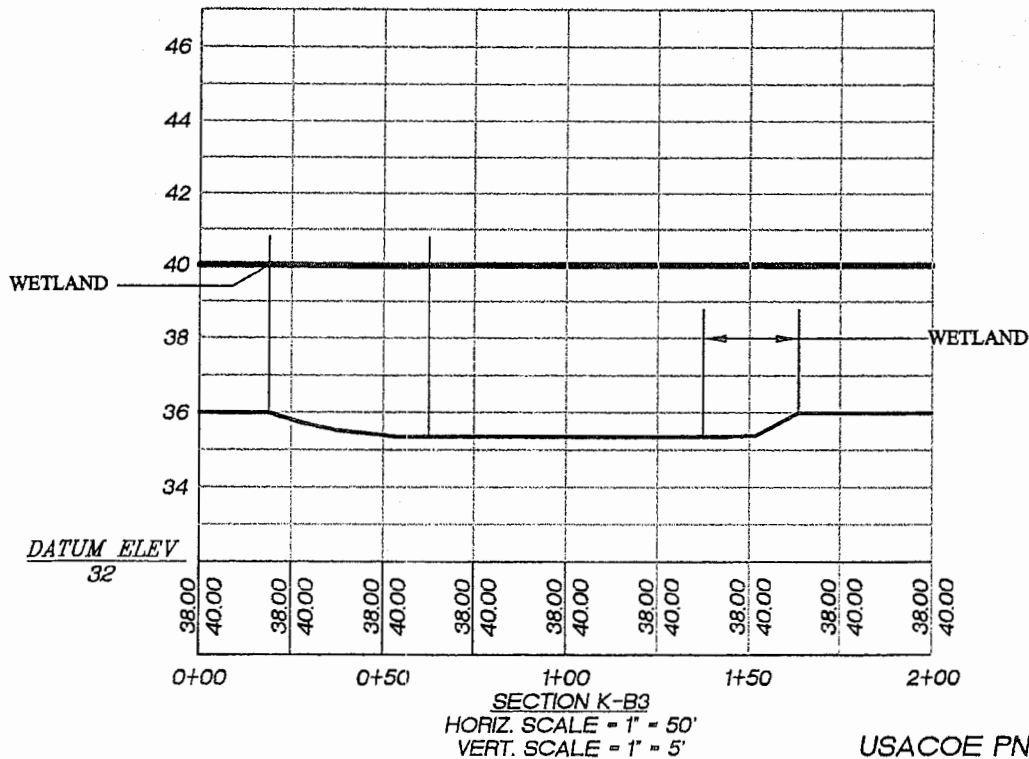
Consulting Engineers, Surveyors, Planners,  
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1298 Professional Dr., Myrtle Beach, SC 29577  
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NOTE-THIS DRAWING IS FOR PERMITTING PURPOSES ONLY AND IS NOT TO BE USED FOR CONSTRUCTION.

**K-B3**  
0.43 Ac.

0+00 0+50 1+00 1+50 2+00

PLAN VIEW: 1" = 100'



USACOE PN: 2005-18-082

Clear Pond at  
Myrtle Beach National  
Regulatory Permit

GRADING IMPACT  
K-B3

PURPOSE: RESIDENTIAL DEVELOPMENT

COUNTY: HORRY  
STATE: SOUTH CAROLINA

SHEET 16 OF 29

18 of 38

DDC PN: 04.04550E

SCALE: AS SHOWN

APPLICANT: PLUM BRANCH, LLC

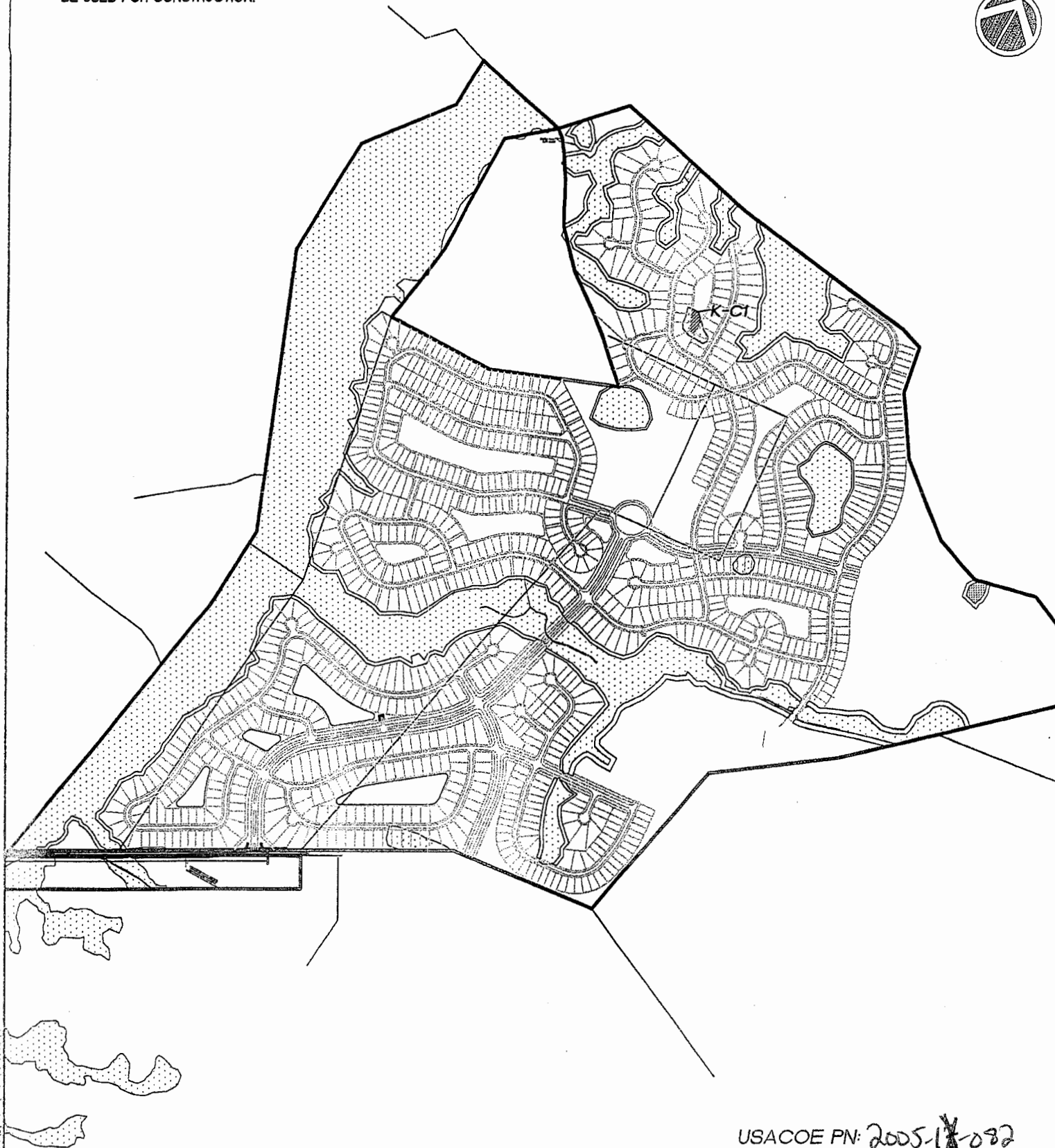
ORIGINAL DATE: FEBRUARY 21, 2005  
REVISED DATE:



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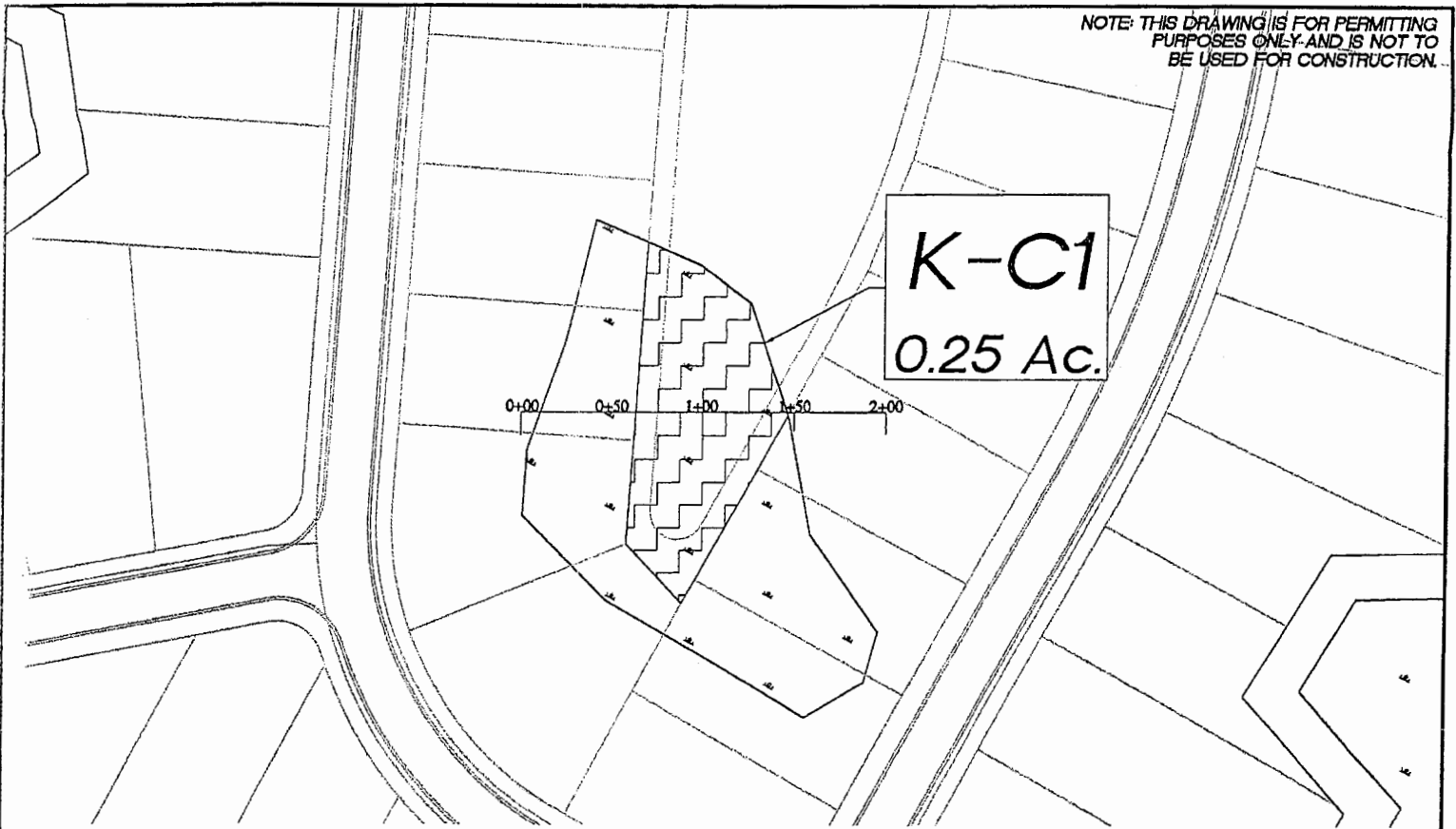
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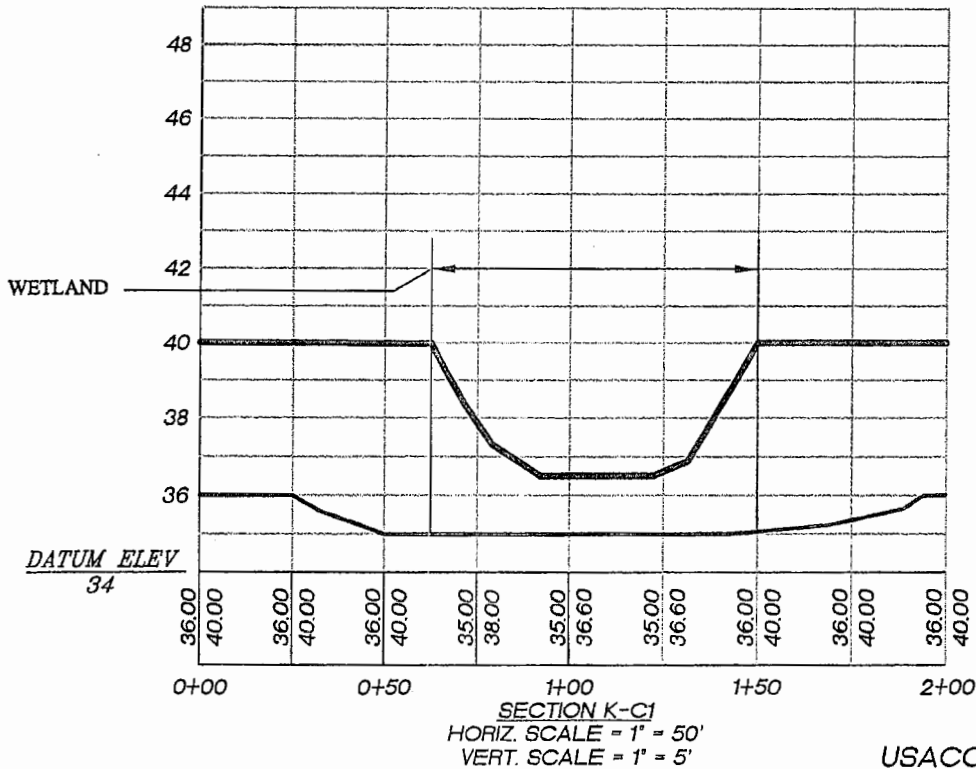
USACOE PN: 2005-18-082

|  |                                    |                       |  |
|--|------------------------------------|-----------------------|--|
| <p>Clear Pond at<br/>Myrtle Beach National<br/>Regulatory Permit</p> | <p><b>DRAINAGE<br/>IMPACTS</b></p> |                       | <p>PURPOSE: RESIDENTIAL DEVELOPMENT</p> <p>COUNTY: HORRY<br/>STATE: SOUTH CAROLINA</p>   |
| <p>SHEET 17 OF 29 → 19 of 37</p>                                     | <p>DDC PN: 04.04550E</p>           | <p>SCALE: 1"=600'</p> | <p><b>DDC</b></p>  |
| <p>ORIGINAL DATE: FEBRUARY 21, 2005<br/>REVISED DATE:</p>            | <p>APPLICANT: PLUM BRANCH, LLC</p> |                       | <p>Consulting Engineers, Surveyors, Planners,<br/>Landscape Architects &amp; Environmentalists<br/>1298 Professional Dr., Myrtle Beach, SC 29577<br/>Phone: (843) 692 3200 Fax: (843) 692 3210</p> |

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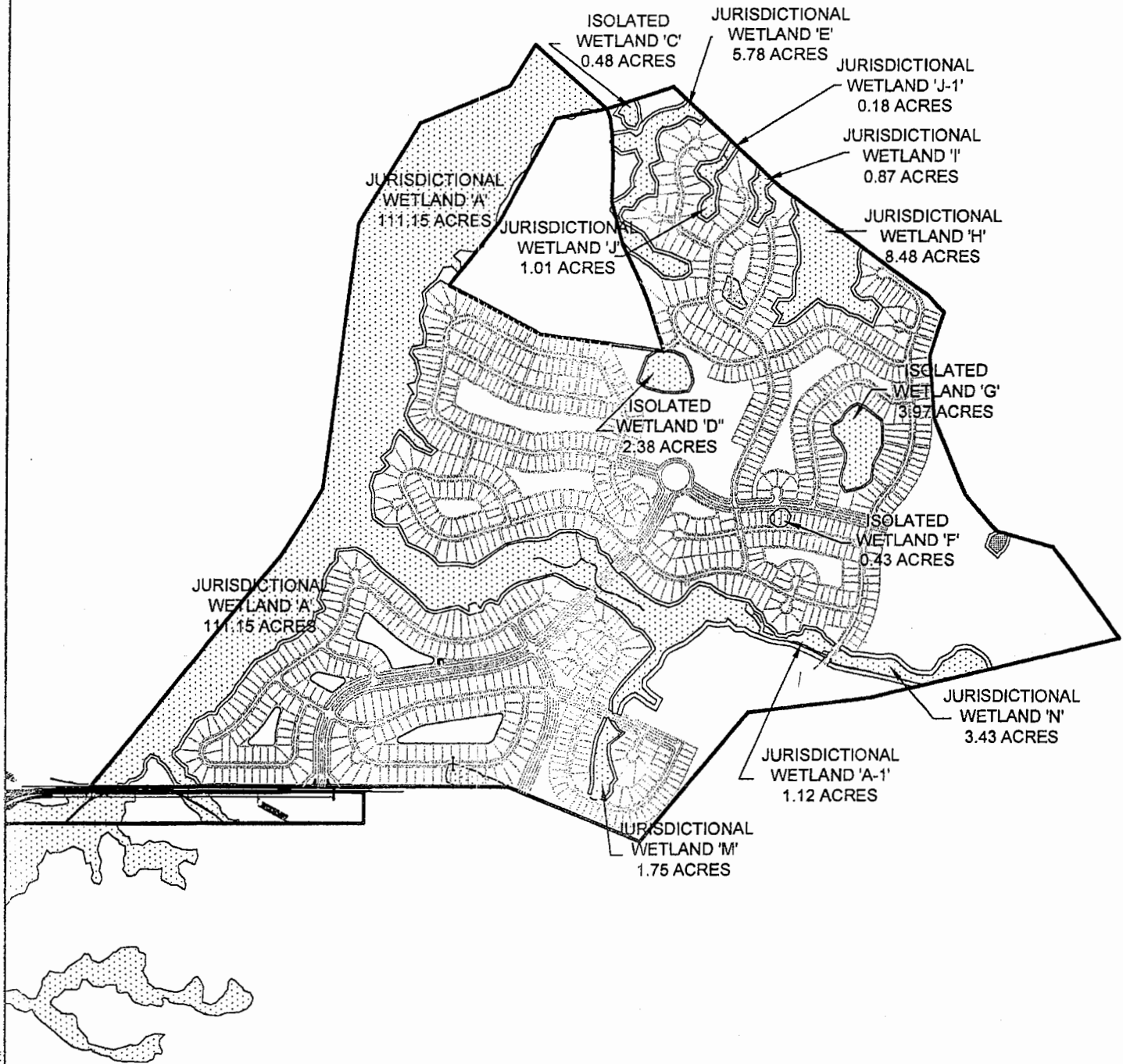


PLAN VIEW: 1" = 100'



USACOE PN: 2005-18082

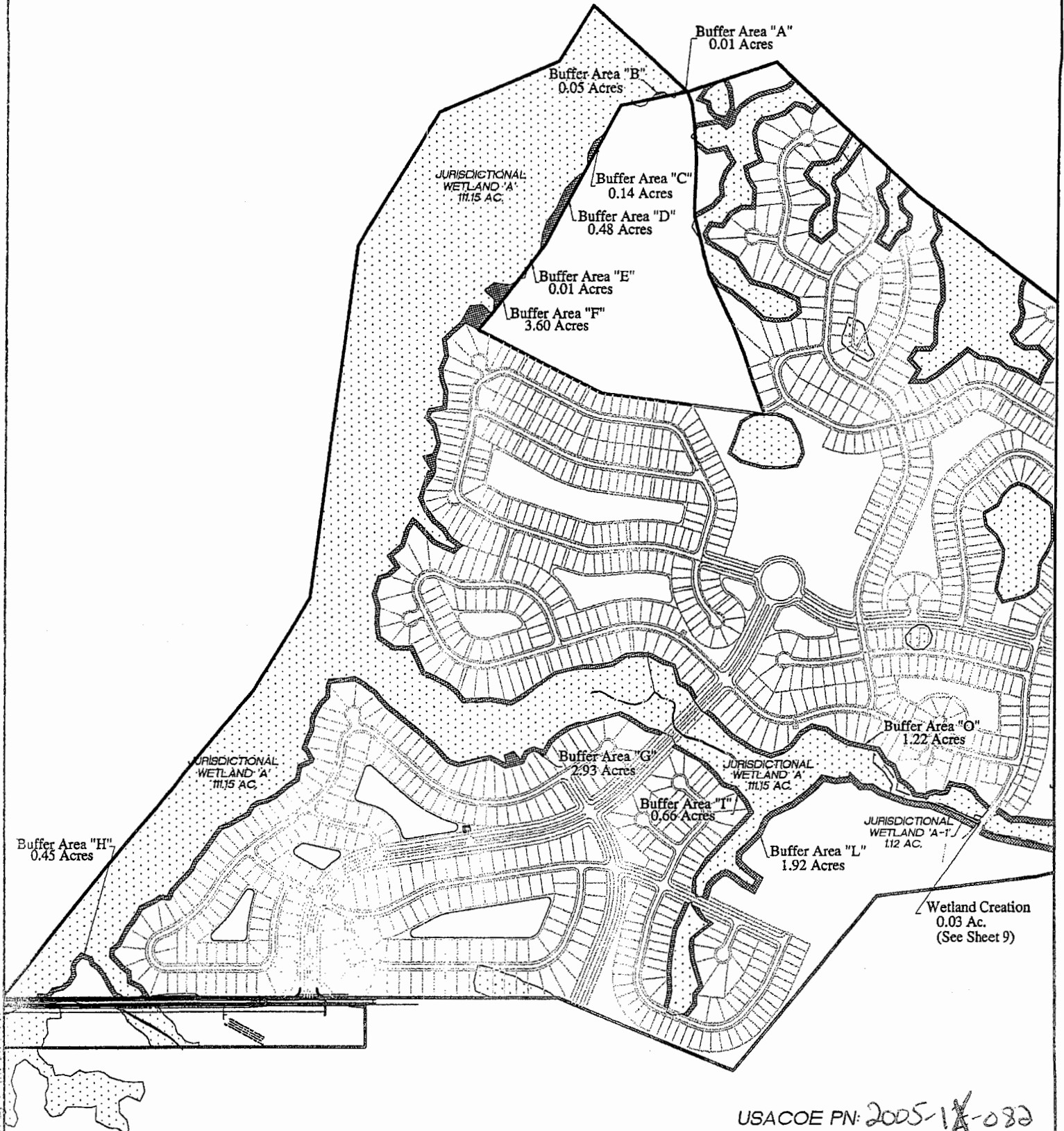
|   |  |   |
|---|--|---|
| <p>Clear Pond at<br/>Myrtle Beach National<br/>Regulatory Permit</p>                            | <p>DRAINAGE IMPACT<br/>K-C1</p>  | <p>PURPOSE: RESIDENTIAL DEVELOPMENT</p> <p>COUNTY: HORRY<br/>STATE: SOUTH CAROLINA</p>  |
| <p>SHEET 18 OF 29 <i>20 of 38</i></p> <p>ORIGINAL DATE: FEBRUARY 21, 2005<br/>REVISED DATE:</p> | <p>DDC PN: 04.04550E</p> <p>SCALE: AS SHOWN</p> <p>APPLICANT: PLUM BRANCH, LLC</p> | <p>DDC</p> <p>Consulting Engineers, Surveyors, Planners,<br/>Landscape Architects &amp; Environmentalists<br/>1298 Professional Dr., Myrtle Beach, SC 29577<br/>Phone: (843) 692 3200 Fax: (843) 692 3210</p> |



USACOE PN: 2005-18-082

|   |  |  |
|---|--|--|
| <p>Clear Pond at<br/>Myrtle Beach National<br/>Regulatory Permit</p>                                | <p>WETLAND<br/>MITIGATION<br/>PLAN</p>   | <p>PURPOSE: RESIDENTIAL DEVELOPMENT</p> <p>COUNTY: HORRY<br/>STATE: SOUTH CAROLINA</p>   |
| <p>SHEET <del>10 OF 29</del> 21 of 39</p> <p>ORIGINAL DATE: FEBRUARY 21, 2005<br/>REVISED DATE:</p> | <p>DDC PN: 04.04550E</p> <p>SCALE: 1"=1000'</p> <p>APPLICANT: PLUM BRANCH, LLC</p> | <p><b>DDC</b></p> <p>Consulting Engineers, Surveyors, Planners,<br/>Landscape Architects &amp; Environmentalists<br/>1298 Professional Dr., Myrtle Beach, SC 29577<br/>Phone: (843) 692 3200 Fax: (843) 692 3210</p> |

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USACOE PN: 2005-1X-082

|  |   |  |
|--|---|--|
| <p>Clear Pond at<br/>Myrtle Beach National<br/>Regulatory Permit</p> | <p>WETLAND<br/>MITIGATION<br/>WETLAND 'A'<br/>&amp; A-1</p> | <p>PURPOSE: RESIDENTIAL DEVELOPMENT</p> <p>COUNTY: HORRY<br/>STATE: SOUTH CAROLINA</p>   |
| <p>SHEET 20 OF 29 22 of 38</p>                                       | <p>DDC PN: 04.04550E      SCALE: 1"=1000'</p>               | <p><b>DDC</b></p>  |
| <p>ORIGINAL DATE: FEBRUARY 21, 2005<br/>REVISED DATE:</p>            | <p>APPLICANT: PLUM BRANCH, LLC</p>                          | <p>Consulting Engineers, Surveyors, Planners,<br/>Landscape Architects &amp; Environmentalists<br/>1298 Professional Dr., Myrtle Beach, SC 29577<br/>Phone: (843) 692 3200 Fax: (843) 692 3210</p> |

# ISOLATED WETLAND 'C' 0.48 AC.

Buffer Area "W"  
0.83 Acres

USACOE PN: 2005-11607

Clear Pond at  
Myrtle Beach National  
Regulatory Permit

WETLAND  
MITIGATION  
WETLAND 'C'

PURPOSE: RESIDENTIAL DEVELOPMENT

COUNTY: HORRY  
STATE: SOUTH CAROLINA

SHEET ~~21 OF 29~~ 23 of 38

DDC PN: 04.04550E

SCALE: 1"=200'

ORIGINAL DATE: FEBRUARY 21, 2005  
REVISED DATE:

APPLICANT: PLUM BRANCH, LLC

DDC



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1298 Professional Dr., Myrtle Beach, SC 29577  
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ISOLATED  
WETLAND 'D'  
2.38 AC.

Buffer Area "Q"  
0.41 Acres

USACOE PN: ~~D005-18-082~~

Clear Pond at  
Myrtle Beach National  
Regulatory Permit

WETLAND  
MITIGATION  
WETLAND 'D'

PURPOSE: RESIDENTIAL DEVELOPMENT

COUNTY: HORRY  
STATE: SOUTH CAROLINA

SHEET ~~22 OF 29~~ 24 of 38

DDC PN: 04.04550E

SCALE: 1"=200'

ORIGINAL DATE: FEBRUARY 21, 2005  
REVISED DATE:

APPLICANT: PLUM BRANCH, LLC



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# JURISDICTIONAL WETLAND 'E' 5.78 AC.

Buffer Area "V"  
0.45 Acres

Buffer Area "U"  
0.42 Acres

Buffer Area "X"  
1.63 Acres

USACOE PN: 2005-~~14~~ 0782

Clear Pond at  
Myrtle Beach National  
Regulatory Permit

WETLAND  
MITIGATION  
WETLAND 'E'

PURPOSE: RESIDENTIAL DEVELOPMENT

COUNTY: HORRY  
STATE: SOUTH CAROLINA

SHEET ~~23 OF 29~~ 25 of 30

DDC PN: 04.04550E

SCALE: 1"=200'

ORIGINAL DATE: FEBRUARY 21, 2005  
REVISED DATE:

APPLICANT: PLUM BRANCH, LLC



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ISOLATED  
WETLAND 'G'  
3.97 AC.

Buffer Area "D"  
0.62 Acres

USACOE PN: 2005-18082

Clear Pond at  
Myrtle Beach National  
Regulatory Permit

WETLAND  
MITIGATION  
WETLAND 'G'

PURPOSE: RESIDENTIAL DEVELOPMENT

COUNTY: HORRY  
STATE: SOUTH CAROLINA

SHEET 24 OF 29 26 of 38

DDC PN: 04.04550E

SCALE: 1"=200'

ORIGINAL DATE: FEBRUARY 21, 2005  
REVISED DATE:

APPLICANT: PLUM BRANCH, LLC

DDC



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JURISDICTIONAL  
WETLAND 'H'  
8.48 AC.

Buffer Area "R"  
1.68 Acres

USACE PN: 2005-1X-082

Clear Pond at  
Myrtle Beach National  
Regulatory Permit

WETLAND  
MITIGATION  
WETLAND 'H'

PURPOSE: RESIDENTIAL DEVELOPMENT

COUNTY: HORRY  
STATE: SOUTH CAROLINA

SHEET-25 OF 29 27 of 38

DDC PN: 04.04550E

SCALE: 1"=200'

ORIGINAL DATE: FEBRUARY 21, 2005  
REVISED DATE:

APPLICANT: PLUM BRANCH, LLC

DDC



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JURISDICTIONAL  
WETLAND 'I'  
0.87 AC.

Buffer Area "S"  
0.59 Acres

USACE PN: 2005-17382

Clear Pond at  
Myrtle Beach National  
Regulatory Permit

WETLAND  
MITIGATION  
WETLAND 'I'

PURPOSE: RESIDENTIAL DEVELOPMENT

COUNTY: HORRY  
STATE: SOUTH CAROLINA

SHEET 26 OF 29 29 of 38

DDC PN: 04.04550E

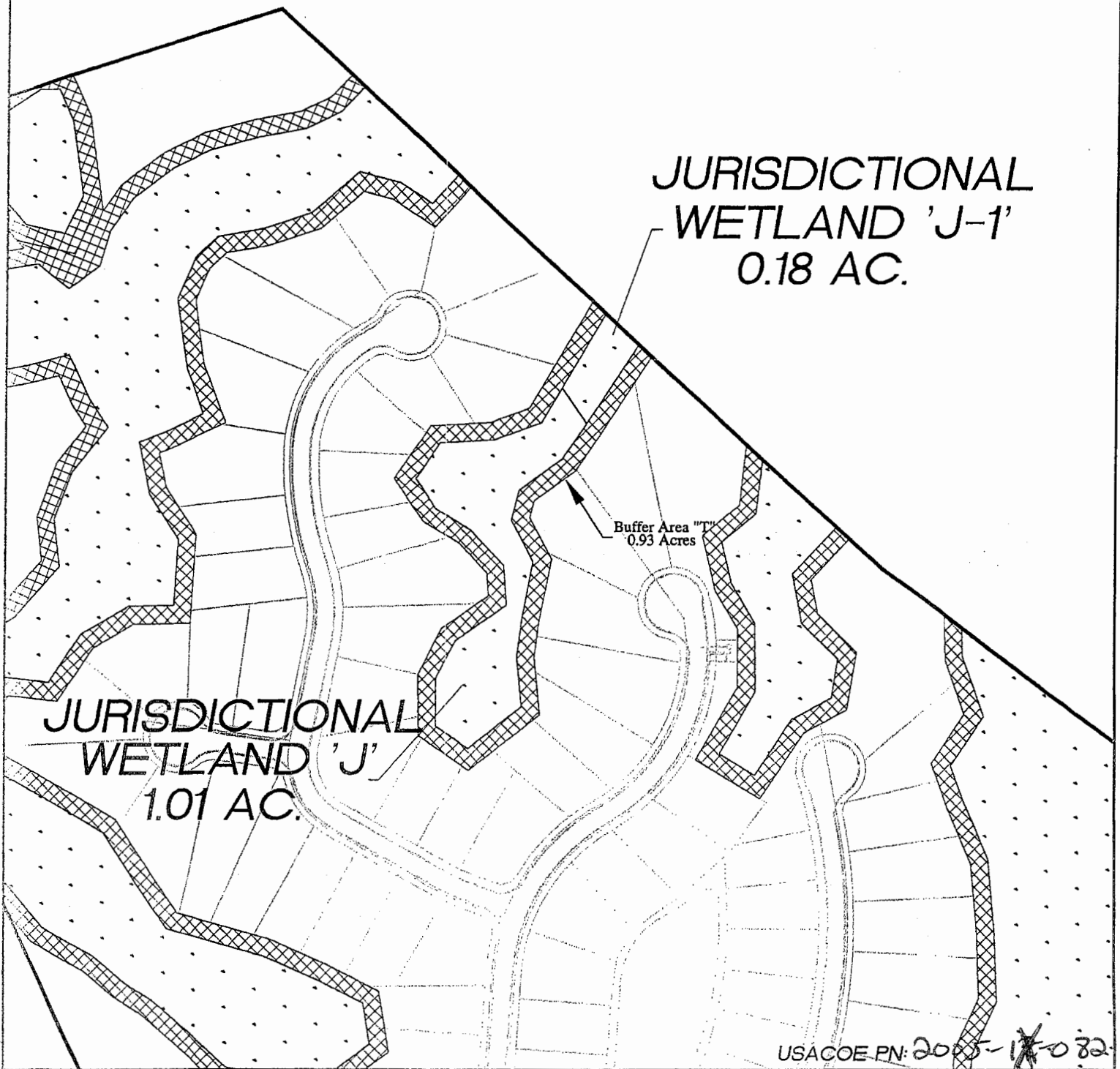
SCALE: 1"=200'


ORIGINAL DATE: FEBRUARY 21, 2005  
REVISED DATE:

APPLICANT: PLUM BRANCH, LLC



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Phone: (843) 692 3200 Fax: (843) 692 3210



|   |  |  |
|---|--|--|
| Clear Pond at<br>Myrtle Beach National<br>Regulatory Permit | WETLAND<br>MITIGATION<br>WETLAND 'J' & 'J-1' | PURPOSE: RESIDENTIAL DEVELOPMENT<br><br>COUNTY: HORRY<br>STATE: SOUTH CAROLINA   |
| SHEET <del>27</del> OF 29 <i>29 of 38</i>                   | DDC PN: 04.04550E      SCALE: 1"=200'        |  <p>Consulting Engineers, Surveyors, Planners,<br/>Landscape Architects &amp; Environmentalists<br/>1298 Professional Dr., Myrtle Beach, SC 29577<br/>Phone: (843) 692 3200 Fax: (843) 692 3210</p> |
| ORIGINAL DATE: FEBRUARY 21, 2005<br>REVISED DATE:           | APPLICANT: PLUM BRANCH, LLC                  |  |

NOTE: THIS DRAWING IS FOR PERMITTING PURPOSES ONLY AND IS NOT TO BE USED FOR CONSTRUCTION.

Buffer Area "J"  
0.36 Acres

**JURISDICTIONAL  
WETLAND 'M'**  
**1.75 AC.**

Buffer Area "K"  
0.40 Acres

USACOE PN: 2005-18-082

Clear Pond at  
Myrtle Beach National  
Regulatory Permit

**WETLAND  
MITIGATION  
WETLAND 'M'**

PURPOSE: RESIDENTIAL DEVELOPMENT

COUNTY: HORRY  
STATE: SOUTH CAROLINA

SHEET ~~28~~ OF 29 **30 of 38**

DDC PN: 04.04550E

SCALE: 1"=200'

**DDC**



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Landscape Architects & Environmentalists  
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Phone: (843) 692 3200 Fax: (843) 692 3210

ORIGINAL DATE: FEBRUARY 21, 2005  
REVISED DATE:

APPLICANT: PLUM BRANCH, LLC

NOTE: THIS DRAWING IS FOR PERMITTING PURPOSES ONLY AND IS NOT TO BE USED FOR CONSTRUCTION.

# JURISDICTIONAL WETLAND 'N'

Buffer Area "N"  
1.15 Acres

3.43 AC.

Buffer Area "M"  
0.61 Acres

USACOE PN: 2005-11-072

Clear Pond at  
Myrtle Beach National  
Regulatory Permit

WETLAND  
MITIGATION  
WETLAND 'N'

PURPOSE: RESIDENTIAL DEVELOPMENT

COUNTY: HORRY  
STATE: SOUTH CAROLINA

SHEET 29 OF 29

31 of 37

DDC PN: 04.04550E

SCALE: 1"=200'

ORIGINAL DATE: FEBRUARY 21, 2005  
REVISED DATE:

APPLICANT: PLUM BRANCH, LLC



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Landscape Architects & Environmentalists  
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Phone: (843) 692 3200 Fax: (843) 692 3210

## Mitigation for Wetlands

### ADVERSE IMPACT FACTORS FOR WETLANDS AND OTHER WATERS OF THE U.S. EXCLUDING STREAMS

| Factors            | Options                 |                 |                  |                          |                         |                |
|--------------------|-------------------------|-----------------|------------------|--------------------------|-------------------------|----------------|
| Lost Type          | Type C<br>0.2           |                 | Type B<br>2.0    |                          | Type A<br>3.0           |                |
| Priority Category  | Tertiary<br>0.5         |                 | Secondary<br>1.5 |                          | Primary<br>2.0          |                |
| Existing Condition | Very Impaired<br>0.1    | Impaired<br>1.0 |                  | Slightly Impaired<br>2.0 | Fully Functional<br>2.5 |                |
| Duration           | Seasonal<br>0.1         | 0 to 1<br>0.2   | 1 to 3<br>0.5    | 3 to 5<br>1.0            | 5 to 10<br>1.5          | Over 10<br>2.0 |
| Dominant Impact    | Shade<br>0.2            | Clear<br>1.0    | Dredge<br>1.5    | Drain<br>2.0             | Impound<br>2.5          | Fill<br>3.0    |
| Cumulative Impact  | $0.05 \times \sum AA_i$ |                 |                  |                          |                         |                |

**Note:** For the Cumulative Impact factor,  $\sum AA_i$  stands for the sum of the acres of adverse impacts to aquatic areas for the overall project. When computing this factor, round to the nearest tenth decimal place using even number rounding. Thus 0.01 and 0.050 are rounded down to give a value of zero while 0.051 and 0.09 are rounded up to give 0.1 as the value for the cumulative impact factor. The cumulative impact factor for the overall project must be used in each area column on the Required Mitigation Credits Worksheet below.

### Required Mitigation Credits Sample Worksheet

| Factor             | Area 1       | Area 2   | Area 3   | Area 4   | Area 5   | Area 6   |
|--------------------|--------------|----------|----------|----------|----------|----------|
| Lost Type          | 3.0          |          |          |          |          |          |
| Priority Category  | 0.5          |          |          |          |          |          |
| Existing Condition | 2.0          |          |          |          |          |          |
| Duration           | 2.0          |          |          |          |          |          |
| Dominant Impact    | 3.0          |          |          |          |          |          |
| Cumulative Impact  | 0.07         |          |          |          |          |          |
| Sum of, Factors    | $R_1 = 10.6$ | $R_2 =$  | $R_3 =$  | $R_4 =$  | $R_5 =$  | $R_6 =$  |
| Impacted Area      | $AA_1 = 2.5$ | $AA_2 =$ | $AA_3 =$ | $AA_4 =$ | $AA_5 =$ | $AA_6 =$ |
| R x AA             | 15.9         |          |          |          |          |          |

Total Required Credits =  $\Sigma (R \times AA) =$  15.9

December 12, 2003



# Mitigation for Wetlands

## CREATION MITIGATION FACTORS FOR WETLANDS AND OTHER WATERS OF THE U.S. EXCLUDING STREAMS

| Factors         | Options           |                          |                        |                                 |  |
|-----------------|-------------------|--------------------------|------------------------|---------------------------------|--|
| Vegetation      | N.A.<br>0         | Natural<br>0.1           |                        | Planted<br>0.4                  |  |
| Soil            | N.A.<br>0         | U.S.S.<br>0              | T.S.S.<br>0.1          |                                 | E.S.S.<br>0.4                            |
| Control         | N.A.<br>0         | Covenant<br>Private<br>0 | Covenant<br>POA<br>0.1 | Conservation<br>Easement<br>0.2 | Transfer Fee Title<br>Conservancy<br>0.3 |
| Temporal Lag    | Over 20<br>-0.3   | 10 to 20<br>-0.2         |                        | 5 to 10<br>-0.1                 | 0 to 5<br>0                              |
| Credit Schedule | Schedule 5<br>0   | Schedule 4<br>0.1        | Schedule 3<br>0.2      | Schedule 2<br>0.3               | Schedule 1<br>0.4                        |
| Kind            | Category 5<br>0.1 | Category 4<br>0.2        | Category 3<br>0.3      | Category 2<br>0.4               | Category 1<br>0.5                        |
| Location        | Zone 5<br>0.1     | Zone 4<br>0.2            | Zone 3<br>0.3          | Zone 2<br>0.4                   | Zone 1<br>0.5                            |

N.A. = Not Applicable

### Proposed Creation Mitigation Sample Worksheet

| Factor           | Area 1       | Area 2  | Area 3  | Area 4  | Area 5  |
|------------------|--------------|---------|---------|---------|---------|
| Vegetation       | 0.1          |         |         |         |         |
| Soil             | 0.4          |         |         |         |         |
| Control          | 0.1          |         |         |         |         |
| Temporal Lag     | 0            |         |         |         |         |
| Credit Schedule  | 0.3          |         |         |         |         |
| Kind             | 0.5          |         |         |         |         |
| Location         | 0.5          |         |         |         |         |
| Sum of m Factors | $M_1 = 1.9$  | $M_2 =$ | $M_3 =$ | $M_4 =$ | $M_5 =$ |
| Mitigation Area  | $A_1 = 0.03$ | $A_2 =$ | $A_3 =$ | $A_4 =$ | $A_5 =$ |
| M x A            | 0.06         |         |         |         |         |

Total Creation Credits =  $\Sigma (M \times A) =$

0.06

December 12, 2003

# Mitigation for Wetlands

## RESTORATION AND ENHANCEMENT MITIGATION FACTORS FOR WETLANDS AND OTHER WATERS OF THE U.S. EXCLUDING STREAMS

| Factors          | Options   |                            |                        |                                 |   |
|------------------|---|----------------------------|------------------------|---------------------------------|---|
| Net Improvements | Minimal Enhancement-----to-----Excellent Restoration<br>0.1 4.0 |                            |                        |                                 |   |
| Control          | N.A.<br>0   | Covenant<br>Private<br>0.1 | Covenant<br>POA<br>0.2 | Conservation<br>Easement<br>0.4 | Transfer<br>Fee Title<br>Conservancy<br>0.6 |
| Temporal Lag     | N.A.*<br>0  | Over 20<br>-0.3            | 10 to 20<br>-0.2       | 5 to 10<br>-0.1                 | 0 to 5<br>0                                 |
| Credit Schedule  | Schedule 5*<br>0  | Schedule 4<br>0.1          | Schedule 3<br>0.2      | Schedule 2<br>0.3               | Schedule 1<br>0.4                           |
| Kind             | Category 5<br>-0.1  | Category 4<br>0            | Category 3<br>0.2      | Category 2<br>0.3               | Category 1<br>0.4                           |
| Location         | Zone 5<br>-0.1  | Zone 4<br>0                | Zone 3<br>0.2          | Zone 2<br>0.3                   | Zone 1<br>0.4                               |

N.A. = Not Applicable

\*Use this option to calculate credits for enhancement by buffering

### PROPOSED RESTORATION OR ENHANCEMENT MITIGATION SAMPLE WORKSHEET

| Factor             | Area 1       | Area 2  | Area 3  | Area 4  | Area 5  |
|--------------------|--------------|---------|---------|---------|---------|
| Net Improvement    | 0.1          |         |         |         |         |
| Control            | 0.2          |         |         |         |         |
| Temporal Lag       | 0            |         |         |         |         |
| Credit Schedule    | 0            |         |         |         |         |
| Kind               | 0            |         |         |         |         |
| Location           | 0.4          |         |         |         |         |
| Sum of m Factors   | $M_1 = 0.7$  | $M_2 =$ | $M_3 =$ | $M_4 =$ | $M_5 =$ |
| Mitigation Factors | $A_1 = 19.7$ | $A_2 =$ | $A_3 =$ | $A_4 =$ | $A_5 =$ |
| M x A              | 13.8         |         |         |         |         |

Total Restoration/Enhancement Credits=  $\Sigma (M \times A) =$

13.8

December 12, 2003

# Mitigation for Wetlands

## PRESERVATION MITIGATION FACTORS FOR WETLANDS AND OTHER WATERS OF THE U.S. EXCLUDING STREAMS

| Factors            | Options                  |                        |                                 |  |                   |
|--------------------|--------------------------|------------------------|---------------------------------|--|-------------------|
| Priority Category  | Tertiary<br>0.1          | Secondary<br>0.2       |                                 | Primary<br>0.4                           |                   |
| Existing Condition | Impaired<br>-0.1         | Slightly Impaired<br>0 |                                 | Fully Functional<br>0.1                  |                   |
| Degree of Threat   | Low<br>-0.1              | Moderate<br>0.1        |                                 | High<br>0.2                              |                   |
| Control            | Covenant<br>Private<br>0 | Covenant<br>POA<br>0.1 | Conservation<br>Easement<br>0.4 | Transfer Fee Title<br>Conservancy<br>0.6 |                   |
| Kind               | Category 5<br>-0.1       | Category 4<br>0        | Category 3<br>0.1               | Category 2<br>0.2                        | Category 1<br>0.3 |
| Location           | Zone 5<br>-0.1           | Zone 4<br>0            | Zone 3<br>0.1                   | Zone 2<br>0.2                            | Zone 1<br>0.3     |

**Note:** Preservation credit should generally be limited to those areas that qualify as Fully Functional or Slightly Impaired. Impaired sites should be candidates for enhancement or restoration credit, not preservation credit. In special circumstances when Impaired sites are allowed preservation credit (e.g. within the scope of some OCRM wetland master planned projects), a negative factor will be used to calculate credits as per the matrix table.

### Proposed Preservation Mitigation Sample Worksheet

| Factor             | Area 1        | Area 2  | Area 3  | Area 4  | Area 5  |
|--------------------|---------------|---------|---------|---------|---------|
| Priority Category  | 0.1           |         |         |         |         |
| Existing Condition | 0             |         |         |         |         |
| Degree of Threat   | 0.1           |         |         |         |         |
| Control            | 0.1           |         |         |         |         |
| Kind               | 0.3           |         |         |         |         |
| Location           | 0.3           |         |         |         |         |
| Sum of m Factors   | $M_1 = 0.9$   | $M_2 =$ | $M_3 =$ | $M_4 =$ | $M_5 =$ |
| Mitigation Area    | $A_1 = 113.4$ | $A_2 =$ | $A_3 =$ | $A_4 =$ | $A_5 =$ |
| $M \times A =$     | 102.1         |         |         |         |         |

Total Preservation Credits =  $\Sigma (M \times A) =$  102.1

December 12, 2003

### Mitigation for Wetlands

The Total Mitigation Credits (Row R) should be equal to or greater than the total Required Mitigation Credits (Row A) for the proposed mitigation to be acceptable. The other requirements given in the SOP must also be satisfied, e.g., in the credits column, Row O must equal at least 50% of Row A and the addition of Row P and Row Q must equal at least 25% of Row A. If the answer to any of the questions below is no, then the proposed mix and/or quantity of mitigation is not in compliance with the policy and the plan should be revised or rejected, unless a variance is approved.

|   | Yes | No |
|---|-----|----|
| $PMC \geq RMC$<br><br>or in words<br><br>Are the credits in Row R greater than or equal to Row A?   | X   |    |
| $PMC_{\text{Non-Preservation}} \geq \frac{1}{2} RMC$<br><br>or in words<br><br>Are the credits in Row O greater than or equal to 50% of Row A?  | X   |    |
| $PMC_{\text{Creation + Restoration/Enhancement (Non-Buffer Enhancement)}} \geq \frac{1}{4} RMC$<br><br>or in words<br><br>Are the credits in Row P plus the credits in Row O greater than or equal to 25% of Row A? | X   |    |

December 12, 2003

## Mitigation for Wetlands

### WETLANDS AND OTHER WATERS OF THE U.S. EXCLUDING STREAMS Mitigation Summary Worksheet for Permit Application # \_\_\_\_\_

#### I. Required Mitigation

|    |   |
|----|---|
| A. | Total Required Mitigation Credits = 15.9 (50% = 8.0, 25% = 4.0) |
|----|---|

#### II. Non-Banking Mitigation Credit Summary

|    |   | Credits | Acres |
|----|---|---------|-------|
| B. | Creation  | 0.06    | 0.01  |
| C. | Restoration and/or Enhancement (Non-Buffer Enhancement) | 0       | 0     |
| D. | Restoration and/or Enhancement (Buffer Enhancement)     | 13.8    | 19.7  |
| E. | Total No Net Loss Non-Bank Mitigation = B + C + D       | 13.9    | 19.7  |
| F. | Preservation  | 102.1   | 113.4 |
| G. | Total Proposed Non-Bank Mitigation = E + F              | 116.0   | 133.1 |

#### III. Banking Mitigation Credit Summary

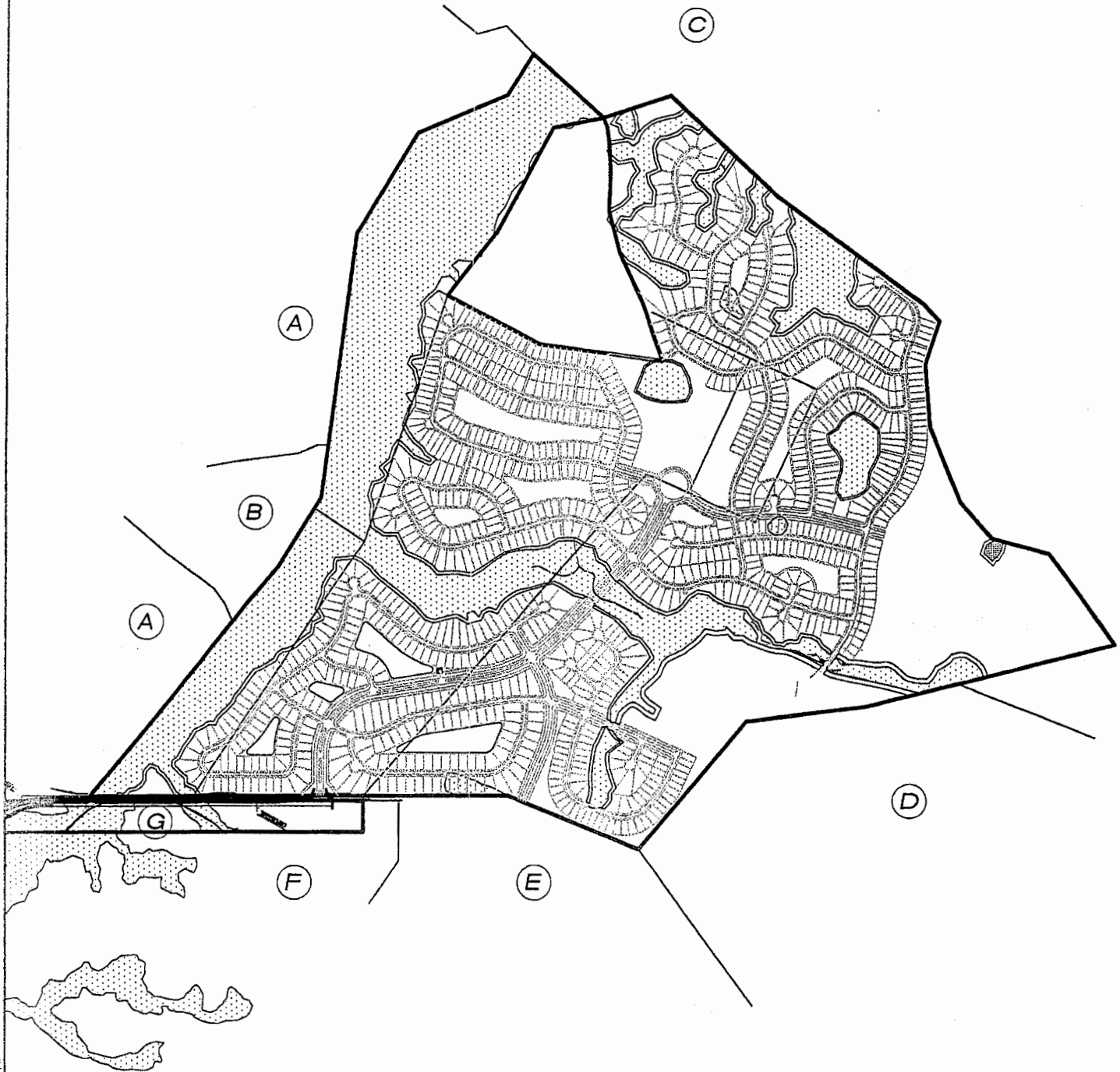
|    |   | Credits | Acres |
|----|---|---------|-------|
| H. | Creation  |         |       |
| I. | Restoration and/or Enhancement (Non-Buffer Enhancement) |         |       |
| J. | Restoration and/or Enhancement (Buffer Enhancement)     |         |       |
| K. | Total No Net Loss Non-Bank Mitigation = H + I + J       |         |       |
| L. | Preservation  |         |       |
| M. | Total Proposed Non-Bank Mitigation = K + L              |         |       |

#### IV. Grand Totals


|    |  | Credits | Acres |
|----|--|---------|-------|
| N. | Total Preservation Mitigation = F + L                                | 102.1   | 113.4 |
| O. | Total Non-Preservation Mitigation = E + K                            | 13.9    | 19.7  |
| P. | Total Creation = B + H   | 0.06    | 0.01  |
| Q. | Total Restoration and/or Enhancement (Non-Buffer Enhancement = C + I |         |       |
| R. | Total Proposed Mitigation = G + M                                    | 116.0   | 133.1 |

December 12, 2003

NOTE: THIS DRAWING IS FOR PERMITTING PURPOSES ONLY AND IS NOT TO BE USED FOR CONSTRUCTION.



USACOE PN: 2005-1X-082

|  |  |  |
|--|--|--|
| <p>Clear Pond at<br/>Myrtle Beach National<br/>Regulatory Permit</p>                   | <p>ADJACENT<br/>PROPERTY<br/>OWNERS</p>  | <p>PURPOSE: RESIDENTIAL DEVELOPMENT</p> <p>COUNTY: HORRY<br/>STATE: SOUTH CAROLINA</p>   |
| <p>SHEET 1 OF 2 37 of 38</p> <p>ORIGINAL DATE: FEBRUARY 21, 2005<br/>REVISED DATE:</p> | <p>DDC PN: 04.04550E    SCALE: 1" = 1000'</p> <p>APPLICANT: PLUM BRANCH, LLC</p> | <p><b>DDC</b></p>  <p>Consulting Engineers, Surveyors, Planners,<br/>Landscape Architects &amp; Environmentalists<br/>1298 Professional Dr., Myrtle Beach, SC 29577<br/>Phone: (843) 692 3200 Fax: (843) 692 3210</p> |